

ORDINANCE NO. ____

PROPOSED ORDINANCE NO. 19-030

AN ORDINANCE RELATING TO ZONING; AMENDING ORDINANCE 5144, AS AMENDED; MODIFYING THE FLORIDA SOUTHERN COLLEGE SPECIAL PUBLIC INTEREST ZONING DISTRICT TO INCLUDE PROPERTY LOCATED AT 1131 FRANK LLOYD WRIGHT WAY TO ALLOW A NEW 2-STORY SCHOOL BUILDING, AS PART OF AN EXPANSION OF THE EXISTING ROBERTS ACADEMY SCHOOL; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lakeland has created a Special Public Interest zoning district overlay that is commonly referred to as the Florida Southern College SPI; and

WHEREAS, the existing Special Public Interest zoning district overlay for Florida Southern College must be modified to allow a new 2-story school building, as part of an expansion of the existing Roberts Academy School, on property located at 1131 Frank Lloyd Wright Way; and

WHEREAS, the City Commission of the City of Lakeland, Florida, having held a public hearing pursuant to said notice, where interested parties were given opportunity to be heard, finds that the Special Public Interest zoning district classification should be modified to allow for a new 2-story school building on property located at 1131 Frank Lloyd Wright Way, which is more particularly described on Exhibit "A" and graphically depicted on Exhibits "B", "C-1", "C-2", "C-3", "C-4", "C-5", "C-6", "D-1", "D-2" and "D-3" attached hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA:

SECTION 1. Ordinance 5144, as amended, is hereby amended as follows:

Florida Southern College SPI

I. ESTABLISHMENT

There is hereby created a "Florida Southern College Special Public Interest Zoning District" (hereafter "Florida Southern SPI" or "SPI") the boundaries of which are legally described in Attachment "A" and graphically depicted in Attachment "B." To the extent provided herein, this SPI shall have the effect of modifying the requirements and regulations of the underlying zoning district classifications within the described boundaries. In the event that the Land Development Regulations and the provisions of this SPI conflict, the provisions of this SPI shall prevail.

II. INTENT

The intent of the Florida Southern SPI is to permit the redevelopment and growth of the Florida Southern College campus in a planned and orderly manner while maintaining the character and quality of life of the surrounding residential neighborhoods and protecting the natural, aesthetic and recreational qualities of Lake Hollingsworth.

III. GENERAL REGULATIONS

A. Conceptual Master Plan

Limited by and subject to the provisions of this SPI, the configuration of the streets and the general arrangement of activity areas shall be in substantial accordance with the plans included as Attachment "C":

1. Florida Southern College Master Plan dated June 18, 2018 June 28, 2019 (Attachment "C-1");
2. "Roberts Academy" site development plan dated December, 2009 (Attachment "C-2"); and
3. "Florida Southern College Visitor's Center" site development plan dated April, 2010 (Attachment "C-3").
4. "New Business School and Admissions Building" site development plan dated August 2, 2012. (Attachment C-4);
5. "Carol Jenkins Barnett and Curry Building" site development plan dated July, 2018 (Attachment "C-5").
6. "Roberts Academy Middle School Expansion" site development plan dated August, 2019 (Attachment "C-6").

These plans are conceptual with footprint and orientation of future structures and the configuration of future parking areas subject to change pending approval of final site plans by the Development Review Team, and where applicable, review by the Historic Preservation Board, provided that such changes do not violate the intent of this SPI.

B. Buffering

Where a proposed college-related use (building, parking lot, recreation facility etc.) located in Sub-District A or B will directly abut residential property at the perimeter boundary of the SPI, a buffer shall be installed along the perimeter boundary consisting of a minimum 15-foot wide buffer yard, a minimum 4-foot high decorative fence, and a continuous hedge on the college side of the fence. The buffer yard may be part of a required yard. In addition, trees 4-inch DBH or greater shall be preserved within the buffer yard. Where preservation of existing trees will create a hardship, the Parks and Recreation Department may authorize the use of replacement trees elsewhere on the subject property.

C. Lighting

Except for City-approved street lights within rights-of-way, athletic activity lighting and decorative luminaries integral to the architectural elements of residentially designed buildings, all outdoor lighting fixtures shall be of the “fully shielded” type such that the light emitting, distributing, reflecting and refracting components of the light fixture (lamp, lens, reflective surfaces, etc.) shall not extend beyond the opaque housing of the fixture.

Outdoor lighting fixtures existing as of the effective date of this SPI that are not “fully shielded” may be continued or repaired. Any such fixtures that are replaced shall be of the “fully shielded” type.

D. Street Trees

Street trees shall be provided along all streets in accordance with City of Lakeland regulations.

E. Uniform Signage Plan

To facilitate way-finding and provide a uniform theme for campus signage, a uniform signage plan is hereby adopted, permitting certain signs and banners in accordance with Attachments “D 1-3.”

IV. SUB-DISTRICT REGULATIONS

The Florida Southern SPI shall be divided into the following geographic sub-districts as graphically depicted in Attachment “B.”

A. ACADEMIC FACILITY AND STUDENT HOUSING SUB-DISTRICT

1. Permitted Uses

Buildings and facilities of an institution of higher learning including but not limited to classroom buildings, lecture halls, libraries, performing arts facilities, administrative offices, dormitories, student housing, fraternity houses, sororities, student centers, recreation centers, maintenance facilities, surface parking lots, parking garages and stormwater management facilities. Limited commercial uses such as book stores, cafeterias, snack bars, automated vending, limited convenience retail, and similar uses catering to students and staff and accessory to principal buildings shall also be permitted.

The following shall apply to the area west of Johnson Avenue: Permitted uses shall be limited to classroom buildings, lecture halls, administrative offices and surface parking areas. Single family residential uses shall be permitted in accordance with the underlying zoning district classification. Residential structures may be occupied by students in conformance with the single family use regulations but student congregate living facilities such as dormitories, fraternities or sororities are prohibited. Parking garages are prohibited.

2. Land Development Regulations

a. Structure Non-Conformities

Structures existing as of the effective date of this SPI that do not meet the setback, height, lot coverage or other requirements of this SPI shall be declared conforming as to such non-conformities.

b. Minimum Building Setbacks

Adjacent to Lake Hollingsworth Drive: 50 feet

Adjacent to McDonald Street: 25 feet

Adjacent to Johnson Avenue: 15 feet

Adjacent to Mississippi Avenue: 20 feet

Adjacent to Ingraham Avenue: 20 feet

Adjacent to Hollingsworth Road: 50 feet

Front and street side setback from all other street ROWs: 10 feet

Adjacent to any lot containing a single family detached dwelling: 30 feet from lot line

- Minimum separation between buildings: In accordance with minimum Building Code and Fire Code separation requirements.
- c. Maximum Building Heights

36 feet or 1 foot in height for each 2 feet in setback from the sub-district boundary, whichever is greater, to a maximum of 75 feet

- d. Off-Street Parking Requirements

In accordance with the Land Development Regulations except for the following:

The required off-street parking for specific uses may be located anywhere that off-street parking is permitted within the SPI.

At the discretion of the City, shared parking may be permitted where it can be demonstrated that under normal circumstances the land uses sharing the parking area have different hours of operation.

At the discretion of the City, required off-street parking ratios may be reduced where it can be demonstrated that the parking demand is lower due to student pedestrian activity, the availability of on-street parking, the availability of shared parking, or other pertinent circumstances.

B. ATHLETIC & RECREATION SUB-DISTRICT

1. Permitted Uses

Those uses permitted in the Academic Facility and Student Housing Sub-District (A-1, above). In addition, the following uses shall be permitted: Collegiate athletic and recreation facilities including but not limited to athletic fields, baseball and softball diamonds, tennis courts, natatoriums, swimming pools, gymnasiums and field houses.

2. Land Development Regulations

a. Structure Non-Conformities

Structures existing as of the effective date of this SPI that do not meet the setback, height, lot coverage or other requirements of this SPI shall be declared conforming as to such non-conformities.

b. Minimum Building Setbacks

Adjacent to McDonald Street: 25 feet

Other front and street side: 20 feet

Adjacent to any lot containing a single family detached dwelling: 30 feet from lot line

Minimum separation between buildings: In accordance with minimum Building Code and Fire Code separation requirements.

c. Maximum Building Heights

36 feet or 1 foot in height for each 2 feet in setback from the sub-district boundary, whichever is greater, to a maximum of 70 feet.

d. Off-Street Parking Requirements

Parking for athletic and recreation activities may be provided anywhere that off-street parking is permitted within the SPI.

e. Hours of Operation Adjacent to Single Family Residential

Where outdoor athletic and recreation facilities are located adjacent to or across a street from the residential uses, such facilities shall not be operated earlier than 7 am or after 10 pm except that officially sanctioned competition events that are delayed or run late may continue until the end of play.

C. RESIDENTIAL-SCALE BUFFER SUB-DISTRICT

1. Permitted Uses

a. Single family detached dwellings.

b. Existing single family structures may be converted to college-related uses such as administrative offices, classrooms for specialized training or instruction, meeting facilities, or college support services in accordance with C.2. below. This shall not be interpreted to allow the use of retail or commercial office uses. Residential structures may be occupied by students in conformance with the single family use regulations but student congregate living facilities such as dormitories, fraternities or sororities are prohibited.

- c. Surface parking lots shall be permitted in accordance with the following:
 - (1) New surface parking lots may be established in the block between Ingraham Avenue and Jefferson Avenue in accordance with the normal conditional use process.
 - (2) Surface parking lots in existence as of the effective date of this SPI may be continued provided that:
 - (a) Prior to the college use of any existing single family structure east of Park Hill Avenue, Parking Lot "L" (east of Ingraham Avenue) shall be upgraded to meet code requirements.
 - (b) Prior to the college use of any existing single family structure between Johnson Avenue and Park Hill Avenue, any parking lots within that block shall be upgraded to meet code requirements.
- d. A visitor center, including meeting rooms, restrooms and a gift shop, shall be permitted in accordance with C.2. below and the site development plan included as Attachment "C-3."

2. Land Development Regulations

- a. In accordance with the underlying zoning district requirements except as otherwise provided herein.
- b. In order to preserve the single-family character of the sub-district, the following shall apply to structures converted to college-related uses as defined above:
 - (1) Such college-related uses shall not be subject to buffering requirements.
 - (2) Vehicle parking shall be limited to existing driveways and garages. Additional parking in rear yards shall be permitted only in accordance with the normal conditional use process.
 - (3) Signage shall be limited to one ground or wall sign with a maximum sign area of 10 square

feet. The maximum height for ground signs shall be 4 feet.

- c. Within the visitor center site as provided for in C.1. above, the following shall apply:
 - (1) Vehicle parking shall be located within the area shown on the site development plan included as Attachment "C-3" and shall be limited to no more than three (3) parking spaces. The use of asphalt paving is prohibited.
 - (2) Signage shall be in accordance with C.2.b.(3) and shall be compatible with the architectural character and materials of the buildings(s) served.

D. LAKESHORE SUB-DISTRICT

1. Permitted Uses

The Lakeshore Sub-District is intended to preserve open space shoreward of Lake Hollingsworth Drive. Park, recreation and water-access facilities such as boardwalks, benches, gazebos, commemorative monuments, docks, piers, and boathouses, and stormwater management facilities, may be permitted by the City Commission in accordance with City of Lakeland review and approval procedures for parkway lakes.

E. ROBERTS ACADEMY AND EARLY LEARNING LAB SUB-DISTRICT

1. Permitted Uses

Permitted uses shall be a pre-school, elementary school, middle school, secondary education classrooms and post-secondary education classrooms operating as a unified teaching center under the administration of Florida Southern College. Ancillary support uses including administrative offices, meeting rooms, cafeteria space, outdoor playground areas and surface parking areas shall also be permitted. Outdoor playground areas and surface parking areas shall be generally located in accordance with Attachments "C-2," "C-5," and "C-6."

2. Development Standards Specific to the Roberts Academy, as shown in Attachment "C-2"

a. Minimum Building Setbacks

Adjacent to Hollingsworth Road: 30 feet

- Adjacent to McDonald Place: 30 feet
- Adjacent to Frank Lloyd Wright Way: 25 feet
Adjacent to Jefferson Avenue: 20 feet
- b. Maximum Building Height: 36 feet
- c. Buffering
- A minimum 15-foot wide buffer-yard with decorative fence and hedge shall be maintained along the northern perimeter boundary adjacent to McDonald Place and in accordance with condition III.B., except that the hedge shall be placed between the fence and McDonald Place. In addition, the maximum height of the fence shall be 4 ft.
- d. Signage
- With the exception of traffic control signage, all other signage shall conform to the sign types provided in the Uniform Signage Plan.
3. Development Standards Specific to the Early Learning Lab, "Carol Jenkins Barnett and Curry Building," as shown in Attachment "C-5"
- a. Minimum Building Setbacks
- Adjacent to Frank Lloyd Wright Way: 30 feet
- Adjacent to Jefferson Avenue: 20 feet
- Adjacent to North Boundary: 25 feet.
- Adjacent to West Boundary: 0 feet
- b. Maximum Building Height: 34 feet
- c. Buffering
- i. Adjacent to the north property boundary, a 7.5-foot wide landscape buffer shall be constructed consisting of a minimum of four "B" Trees and 16 shrubs per 100 linear feet or fraction thereof. An 8-foot high view blockage fence or wall shall be constructed along the rear (north) property line which steps down to four feet in height within 20 feet of the Jefferson Avenue right-of-way.

- ii. Adjacent to Frank Lloyd Wright way, a frontage buffer shall be constructed in accordance with Option 1 of Table 4.5-1 and Figure 4.5-3 of the Land Development Code.
- d. Student Pick-Up & Drop-Off Area: The primary pick-up & drop-off area for students shall be the adjacent Roberts Academy, to the east across Jefferson Avenue. Use of the internal driveway shown on Attachment "C-5" for student pick-up & drop-off during the AM & PM peak period shall be prohibited. Shuttle activities to/from the adjacent Roberts Academy, and the incidental pick-up or drop-off of students outside the AM & PM peak period, shall not be subject to this restriction.
- e. Signage
With the exception of traffic control signage, all other signage shall conform to the sign types provided in the Uniform Signage Plan.
- f. An Americans with Disabilities Act (ADA)-compliant crosswalk shall be installed across Frank Lloyd Wright Way between Ingraham Avenue and Jefferson Avenue, with a design that is subject to final approval and permitting by the City Public Works Department

4. Development Standards Specific to the Roberts Academy Middle School Expansion as shown in Attachment "C-6"

a. Minimum Building Setbacks

Adjacent to Frank Lloyd Wright Way: 30 feet

Adjacent to Hollingsworth Road: 30 feet*

Adjacent to South Boundary: 25 feet

*Covered porches & terraces may encroach up to 10 feet within this setback.

b. Maximum Building Height: 34 feet

c. Buffering

i. Adjacent to the south property boundary, a 7.5-foot wide landscape buffer shall be constructed consisting of a minimum of four "B" Trees and 16 shrubs per 100 linear feet or fraction thereof. An 8-foot high view blockage fence or wall shall be constructed along the

side interior (south) property line which steps down to four feet in height within 20 feet of the Hollingsworth Road right-of-way.

- ii. Adjacent to Frank Lloyd Wright Way, a frontage buffer shall be constructed in accordance with Option 1 of Table 4.5-1 and Figure 4.5-3 of the Land Development Code.
- iii. Adjacent to Hollingsworth Road, a frontage buffer shall be constructed in accordance with Option 1 of Table 4.5-1 and Figure 4.5-3 of the Land Development Code.
- iv. To maintain the residential character along Hollingsworth Road, an outdoor covered terrace shall be constructed on the east side of the building.

d. Signage

With the exception of traffic control signage, all other signage shall conform to the sign types provided in the Uniform Signage Plan.

f. Transportation:

- i. Parent drop-off and pick-up traffic shall enter the site via a designated queuing/staging area from Harvard Road. Exiting traffic onto Frank Lloyd Wright Way shall be restricted to right turns only through the installation of a landscape median west of Hollingsworth Road. This landscape median shall also be designed and approved by the City Public Works Department as a pedestrian refuge island for the existing mid-block crosswalk between Hollingsworth Road and Duke Place/Jefferson Avenue.
- ii. Americans with Disabilities Act (ADA)-compliant pedestrian routes shall be constructed between the principal building entrance and adjacent sidewalks along Hollingsworth Road and Frank Lloyd Wright Way. Bike parking shall be installed in compliance with the Land Development Code and Engineering Standards Manual.
- iii. Binding Concurrency Determinations shall be made at the time of site plan submittal.

SECTION 2. The City Commission does hereby expressly find that the provisions of this ordinance are in conformity with the Comprehensive Plan of the City of Lakeland adopted by Ordinance 5188.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. If any word, sentence, clause, phrase, or provision of this ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this ordinance shall not be affected hereby.

SECTION 5. This ordinance shall take effect immediately upon its passage.

PASSED AND CERTIFIED AS TO PASSAGE this 21st day of October, A.D. 2019.

H. WILLIAM MUTZ, MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS: _____

TIMOTHY J. McCausland
CITY ATTORNEY

ATTACHMENT "A"

BEGINNING AT THE INTERSECTION OF THE SHORE LINE OF LAKE HOLLINGSWORTH AND THE INTERSECTION OF THE EXTENDED CENTERLINE OF JOHNSON AVE, RUN NORTH ALONG CENTERLINE OF JOHNSON AVE TO THE CENTERLINE OF LAKE HOLLINGSWORTH DR, THENCE RUN SWLY ALONG SAID CENTERLINE TO THE CENTERLINE OF MISSISSIPPI AVE. RUN NORTHWESTERLY ALONG SAID CENTERLINE TO INTERSECTION WITH THE CENTERLINE OF AN ALLEY LYING NORTH BLK B LOTS 8 AND 9 OF CLEVELAND PARK SUB AS REC IN PB 1 PG 110, THENCE RUNNING NORTHEASTERLY ALONG CENTERLINE OF SAID ALLEY TO A LINE RUNNING SOUTHEASTERLY OF SOUTHEAST CORNER OF LOT 4 OF SAID BLK B, THENCE RUN NORTHWESTERLY ALONG SAID LINE TO THE SOUTH LINE OF BLK 14 OF DIXIELAND SUB AS REC IN PB 1 PG 67 THENCE RUN NORTH TO THE CENTERLINE MCRORIE ST, THENCE RUN WEST ALONG SAID CENTERLINE TO A LINE EXTENDING SOUTH FROM THE SOUTHEAST CORNER OF BLK 14 LOT 9 OF SAID DIXIELAND SUB, THENCE RUN NORTH TO SAID SOUTHEAST CORNER OF SAID LOT 9, CONTINUE NORTH TO THE CENTERLINE OF AN ALLEY LYING SOUTH OF BLK 6 LOTS 1 THRU 7 OF SAID DIXIELAND SUB, THENCE RUN EAST ALONG SAID CENTER LINE TO AN INTERSECTION WITH A LINE EXTENDING SOUTH FROM THE SW CORNER OF LOT 1 OF SAID BLK 6, THENCE RUN NORTH ALONG SAID LINE TO THE CENTERLINE OF MCDONALD ST. RUN EAST ALONG CENTERLINE OF MCDONALD ST TO THE CENTERLINE OF JOHNSON AV. THENCE RUN NORTH ALONG SAID CENTERLINE TO THE INTERSECTION OF A LINE EXTENDING WEST FROM THE NORTH LINE OF BLK A LOT 22 OF T H JOHNSON SUB AS REC IN PB 4 PG 55. THENCE RUN EAST ALONG NORTH LINE OF SAID LOT 22 AND 3 TO THE CENTERLINE OF COLLEGE AVE. THENCE RUN SOUTH ALONG SAID CENTERLINE TO THE CENTERLINE EXTENSION OF LEXINGTON ST, THENCE RUN EAST ALONG SAID CENTERLINE TO THE CENTERLINE OF PARK HILL AV, THENCE RUN SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION OF THE WESTERLY EXTENDED NORTH LINE OF BLK C LOT 7 OF PARK HILL SUB AS REC IN PB 1 PG 103. THENCE RUN EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID PARK HILL SUB. THENCE RUN NORTH 50 FEET, EAST 66 FEET, SOUTH TO THE SW CORNER OF BLK A LOT 25 OF OAKHURST ADD AS REC IN PB 4 PG 75. THENCE RUN EAST TO THE WEST LINE OF LOT 13 OF SAID BLK A. THENCE RUN SOUTH TO THE SW CORNER OF SAID LOT 13, THENCE RUN EAST TO THE CENTERLINE OF S INGRAHAM AV, THENCE RUN SOUTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENDED NORTH LINE OF THE SOUTH 28 FEET OF BLK A LOT 4 OF COLLEGE PARK ADD AS REC IN PB 5 PG 29. THENCE RUN EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 4; THENCE RUN NORTH TO THE NORTH LINE OF THE SOUTH 130 FEET OF LOT 6 OF SAID COLLEGE PARK. RUN EAST TO THE WEST LINE OF LOT 9 OF SAID BLK A, THENCE RUN NORTH TO NORTH LINE OF SAID LOT 9, THENCE RUN

EAST 50 FEET, NORTH 30 FEET, EAST 50FT, SOUTH 30 FT, THENCE RUN EAST TO THE CENTERLINE OF JEFFERSON AVE. RUN SOUTH ALONG SAID CENTERLINE TO THE CENTERLINE OF MCDONALD ST, THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF A POINT LYING 223 FT W OF THE CENTERLINE OF HOLLINGSWORTH RD. THENCE RUN SOUTH FROM SAID POINT TO THE NORTH LINE LOT 7 OF HOLLINGSWORTH CRESCENT ADD AS REC IN PB 4 PG 73, CONTINUE SOUTH TO THE NORTH LINE OF THE SOUTH 50 FT OF LOT 3 OF SAID HOLLINGSWORTH CRESCENT ADD, THENCE RUN WEST TO THE EAST LINE OF LOT 11 OF CALLAHAN COURT AS REC IN PB 5 PG 42. THENCE RUN SOUTH TO THE INTERSECTION WITH THE SHORE LINE OF LAKE HOLLINGSWORTH, THENCE RUN WESTERLY AND SOUTHERLY ALONG SAID SHORE LINE TO POB.

AND

BEGIN AT THE INTERSECTION OF THE CENTERLINE OF MCDONALD ST AND CENTERLINE OF JEFFERSON AVE, RUN NORTH ALONG SAID CENTERLINE OF JEFFERSON AVE TO THE CENTERLINE OF MCDONALD PL, THENCE RUN EAST ALONG SAID CENTERLINE OF MCDONALD PL TO THE CENTERLINE OF HOLLINGSWORTH RD, THENCE SOUTH ALONG SAID CENTERLINE OF HOLLINGSWORTH RD TO THE CENTERLINE OF MCDONALD ST, THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF MCDONALD ST TO POB

AND

BEGIN AT THE INTERSECTION OF THE EAST LINE OF CALLAHAN COURT SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 42, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE NORTH LINE OF THE SOUTH 50 FEET OF LOT 3, HOLLINGSWORTH CRESCENT ADDITION AS RECORDED IN PLAT BOOK 4, PAGE 73, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN EAST, ALONG SAID NORTH LINE OF THE SOUTH 50 FEET OF LOT 3, TO THE EAST LINE OF THE WEST 80 FEET OF SAID LOT 3; THENCE RUN NORTH ALONG SAID EAST LINE OF THE WEST 80 FEET OF LOT 3 AND LOT 4 OF SAID HOLLINGSWORTH CRESCENT ADDITION, TO THE NORTH LINE OF THE SOUTH 120 FEET OF SAID LOT 4; THENCE RUN EAST ALONG SAID NORTH LINE OF THE SOUTH 120 FEET, A DISTANCE OF 15 FEET TO THE EAST LINE OF THE WEST 95 FEET OF SAID LOT 4; THENCE RUN SOUTH ALONG SAID EAST LINE OF THE WEST 95 FEET OF LOTS 4 AND 3 OF SAID HOLLINGSWORTH CRESCENT ADDITION TO THE NORTH LINE OF THE SOUTH 50 FEET OF AFORESAID LOT 3; THENCE RUN EAST ALONG SAID NORTH LINE OF THE SOUTH 50 FEET OF LOT 3 TO THE EAST LINE OF SAID HOLLINGSWORTH CRESCENT ADDITION, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF HOLLINGSWORTH ROAD; THENCE RUN SOUTH, ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LAKE HOLLINGSWORTH DRIVE;

THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY TO THE
INTERSECTION OF SAID SOUTH RIGHT-OF-WAY AND THE EAST LINE OF
SECTION 19, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA:
THENCE SOUTH ALONG SAID EAST LINE OF SECTION 19 TO THE SHORELINE OF
LAKE HOLLINGSWORTH; THENCE NORTHWESTERLY ALONG THE SHORELINE
OF LAKE HOLLINGSWORTH TO ITS INTERSECTION WITH THE AFORESAID EAST
LINE OF CALLAHAN COURT SUBDIVISION; THENCE NORTH, ALONG SAID EAST
LINE OF CALLAHAN COURT SUBDIVISION TO THE POINT OF BEGINNING.

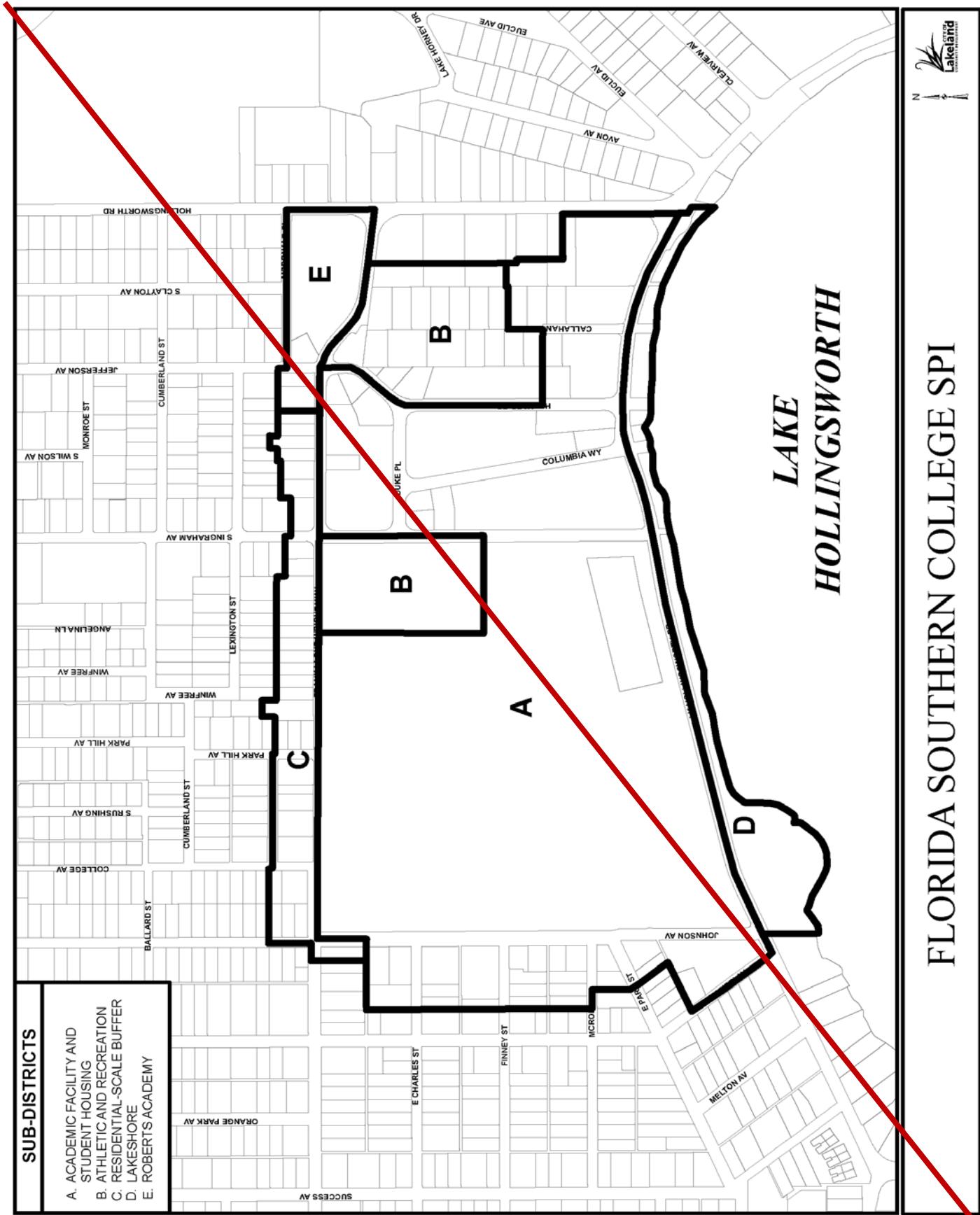
AND

COLLEGE PARK ADDITION, BLOCK A, LOTS 13, 14 AND 15, AS RECORDED IN
PLAT BOOK 5, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

AND

HOLLINGSWORTH CRESCENT ADD PB 4 PG 73 LOT 7 & VACATED ALLEY LYING
W OF SAME

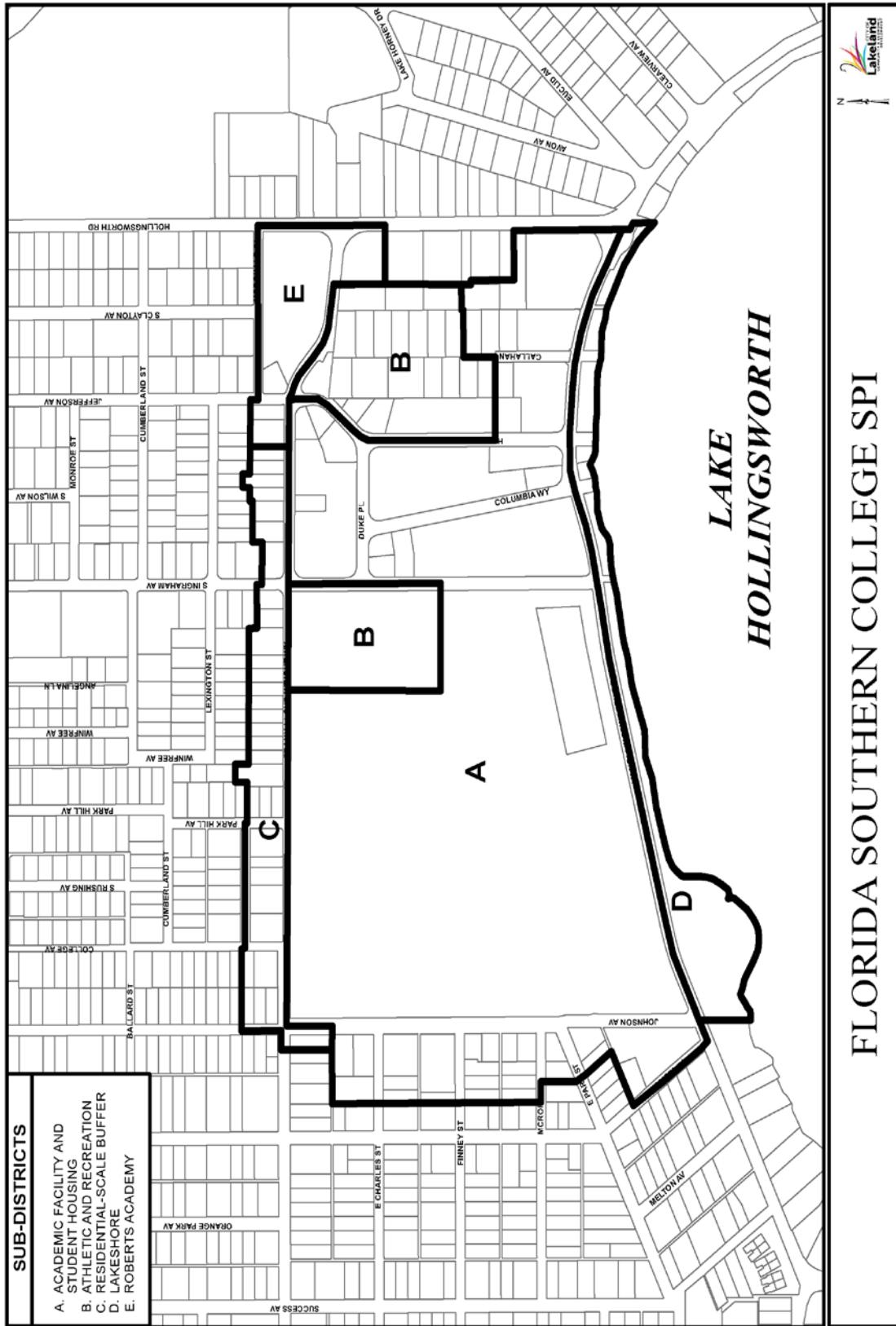
ATTACHMENT "B"



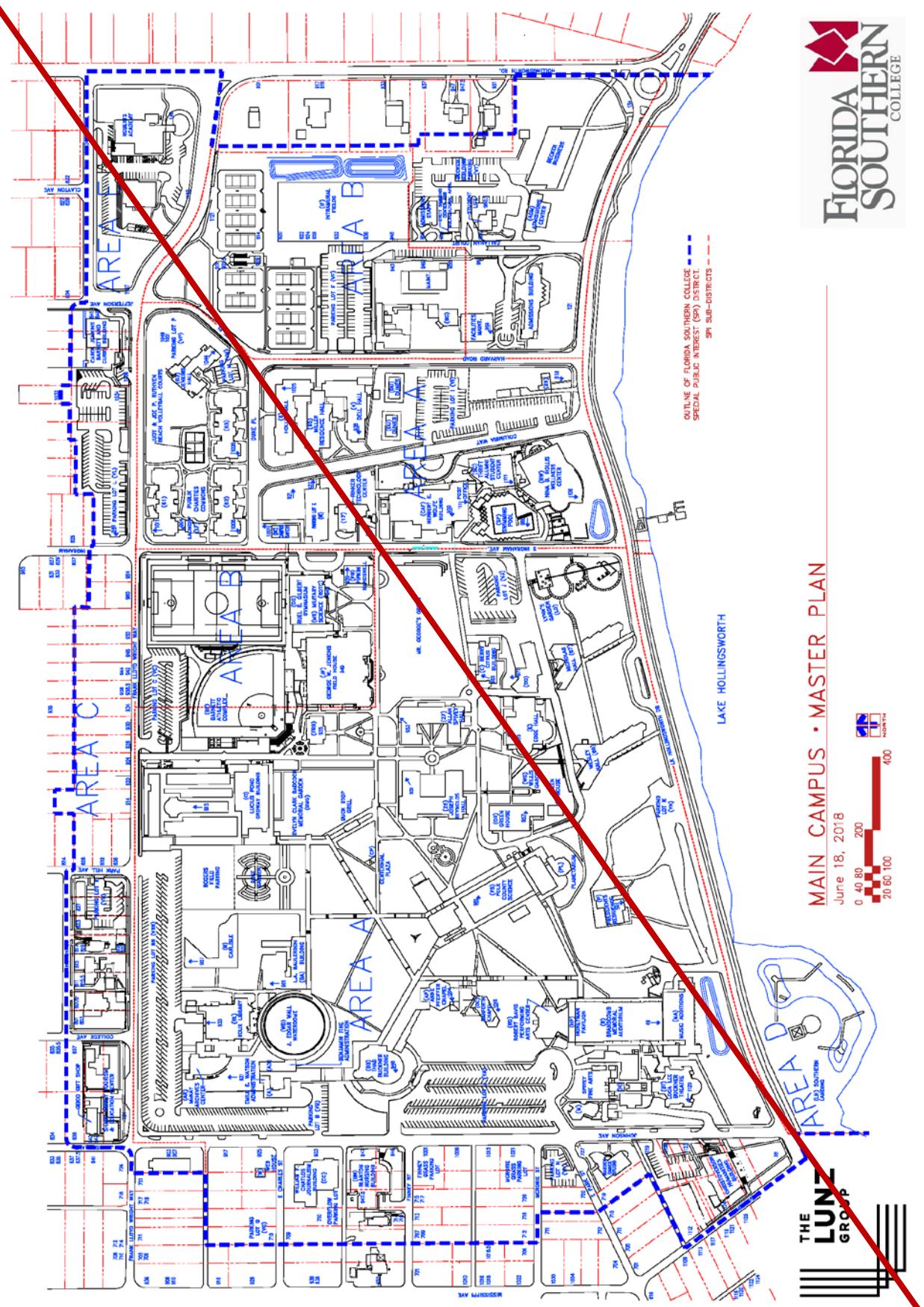
FLORIDA SOUTHERN COLLEGE SPI



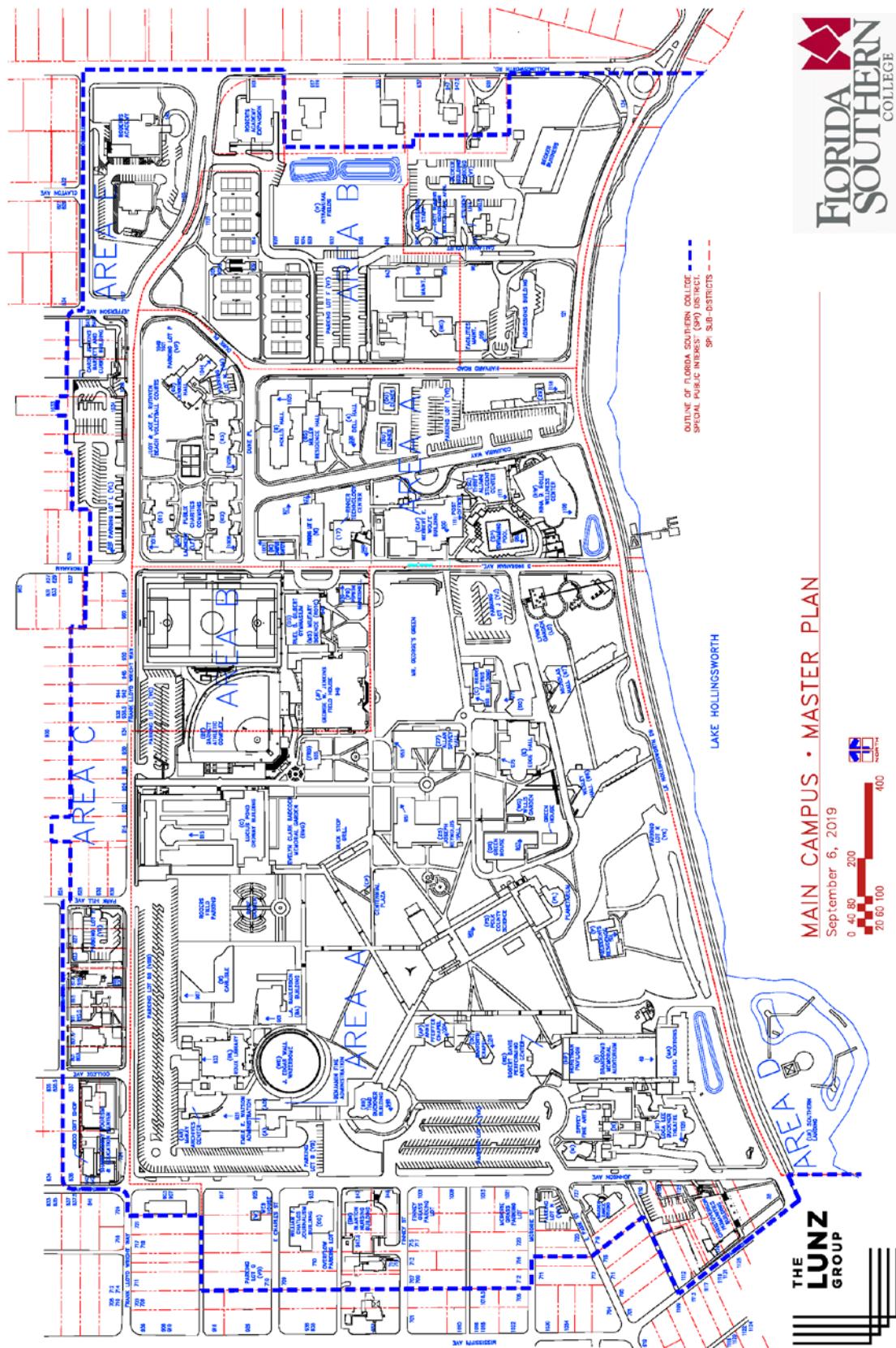
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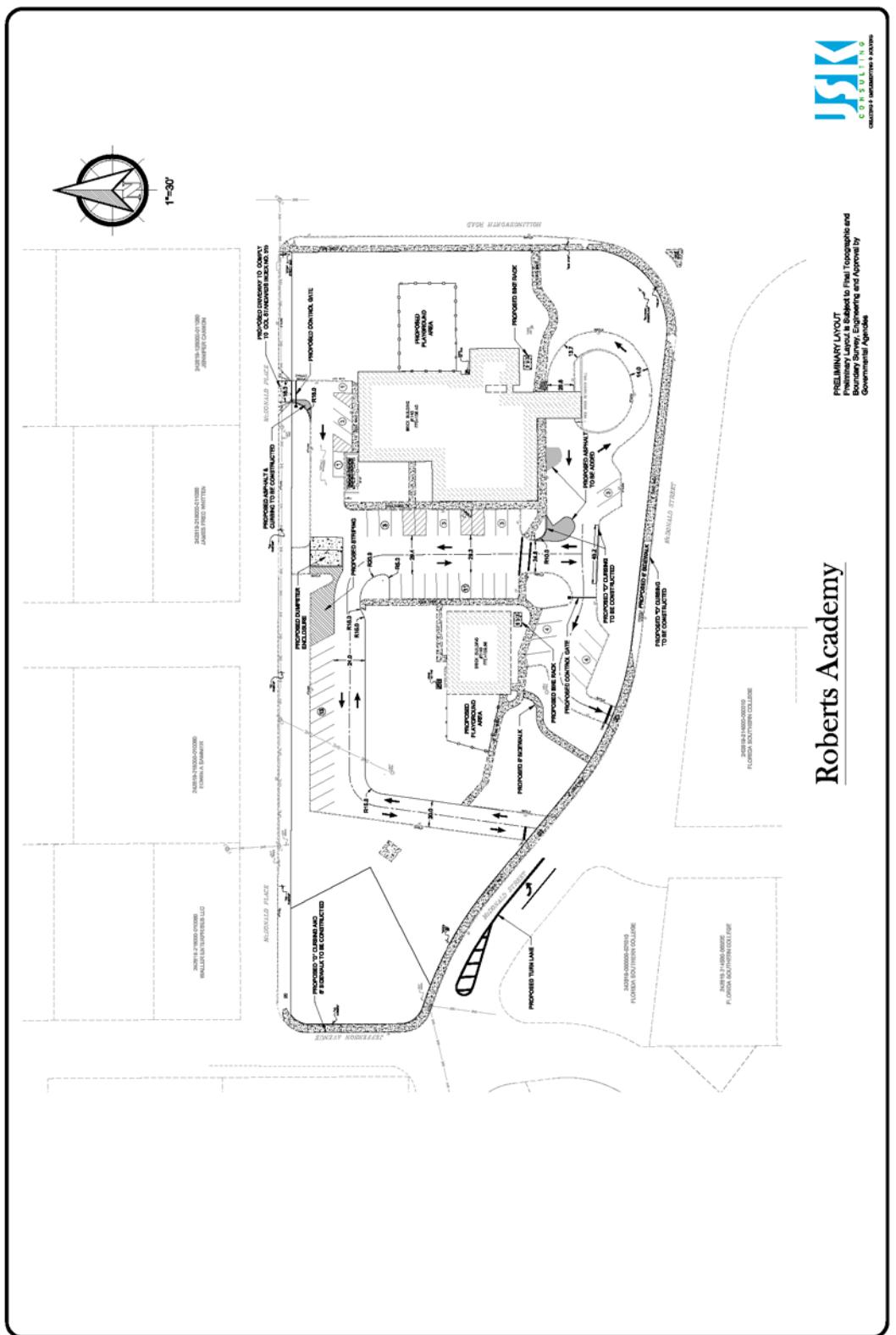
~~ATTACHMENT "C-1"~~



ATTACHMENT "C-1"

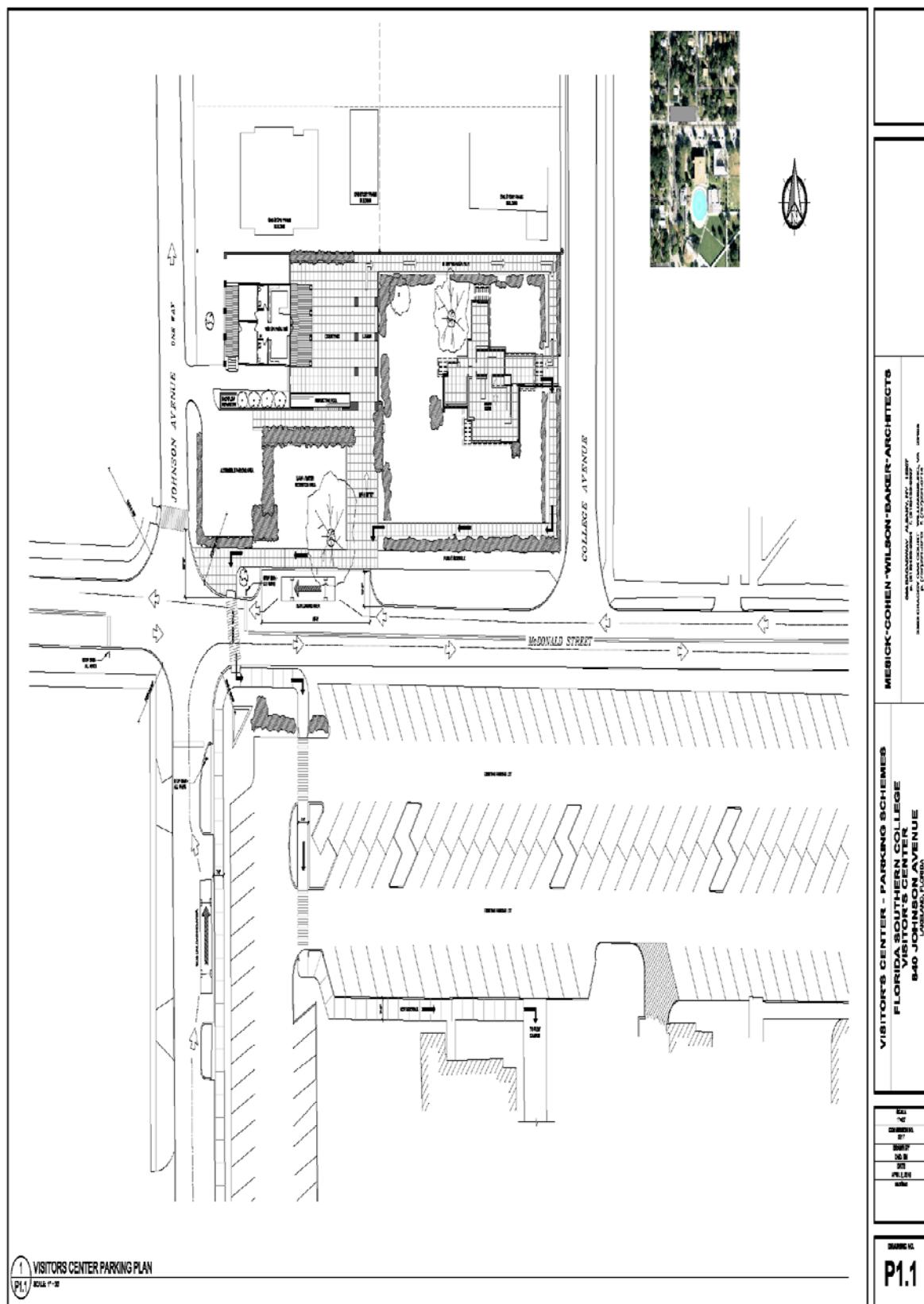


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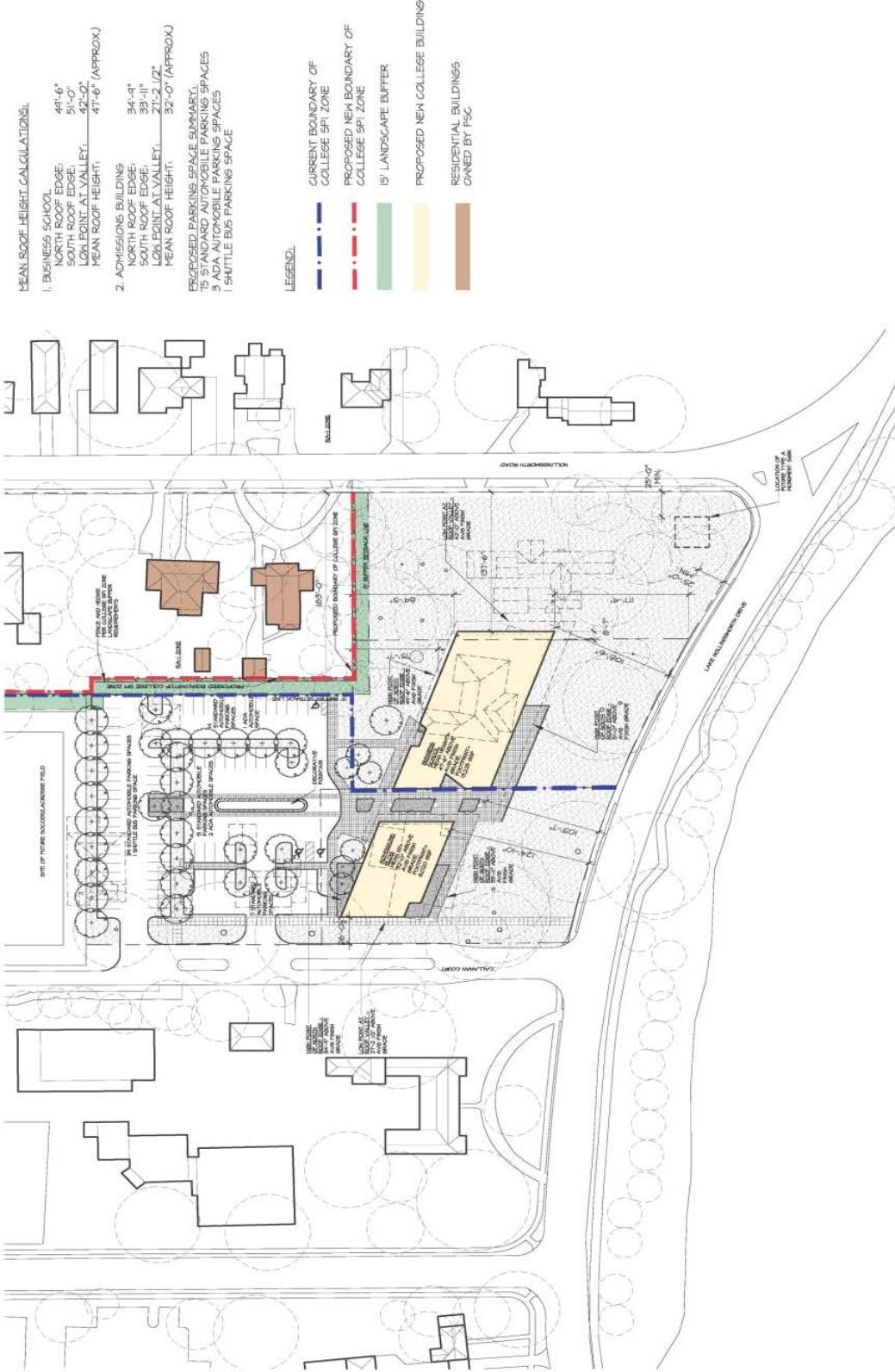


Roberts Academy

ATTACHMENT "C-3"



ATTACHMENT "C-4"



PROPOSED SITE PLAN INCLUDING BLDGS TO BE DEMOLISHED

AUGUST 2, 2012

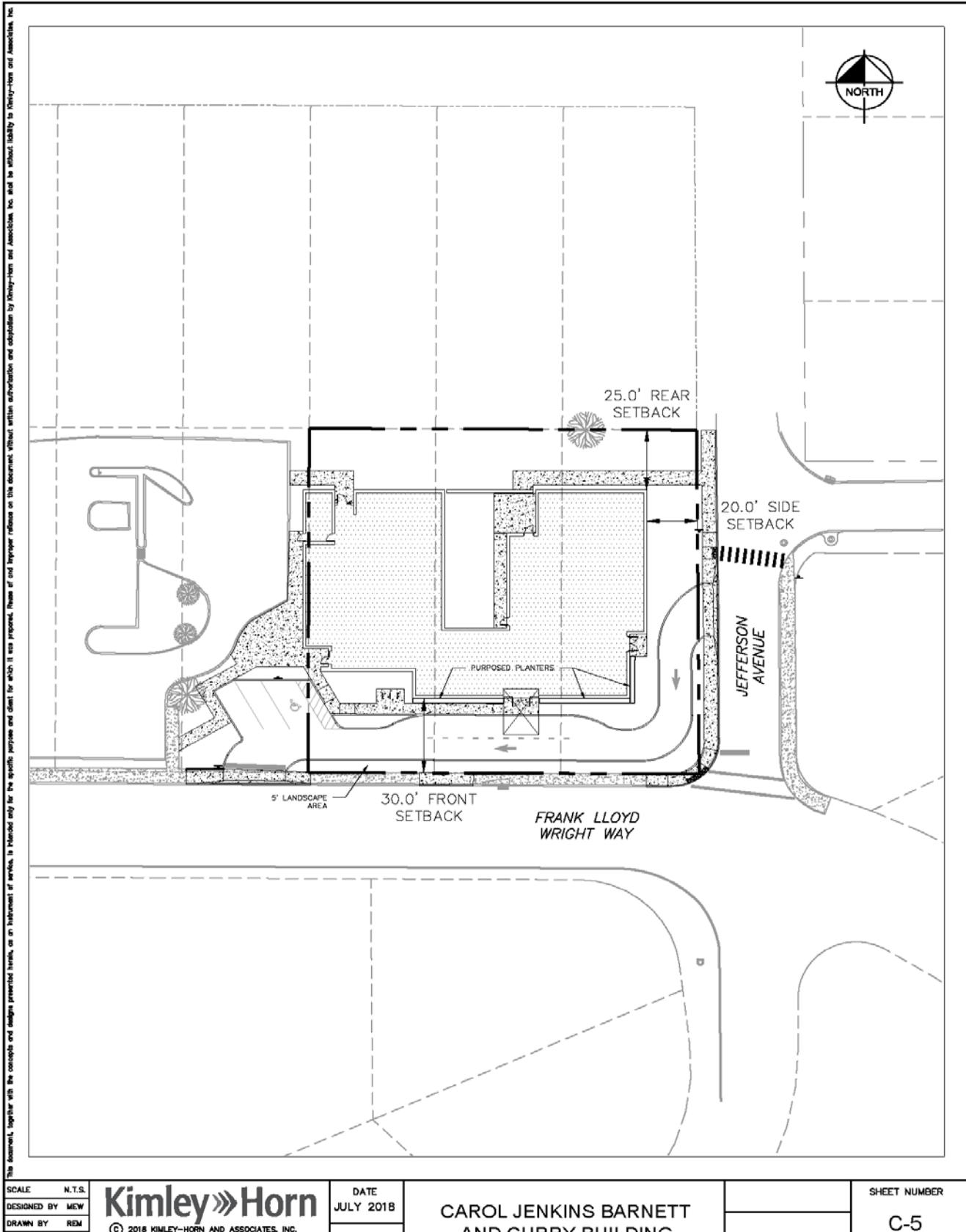
SCALE: 1" = 50'0"

0 25' 50' 75' 100'

NEW BUSINESS SCHOOL AND ADMISSIONS BUILDING
FLORIDA SOUTHERN COLLEGE
LAKELAND, FLORIDA

ROBERT A.M. STERN ARCHITECTS

ATTACHMENT "C-5"



ATTACHMENT "C-6"

SITE DATA
TOTAL ACREAGE: 1.17 ACRES

**ZONING (FLORIDA SOUTHERN
COLLEGE SPI: ROBERTS ACADEMY):**

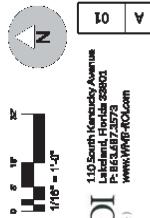
SETBACKS:
NORTH (FRANK LLOYD WRIGHT WAY) = 30'
EAST (HOLLINGSWORTH ROAD) = 30'
WEST = NONE
SOUTH (SINGLE-FAMILY) = 25'
BUILDING HEIGHT MAXIMUM = 34'
LANDSCAPE BUFFER (SOUTHERN BOUNDARY) = 7.5'

**TOTAL PARKING SPACES PROVIDED:
8 SPACES**

BUILDING FOOTPRINT = 11,850 SF

LANDSCAPE BUFFER ALONG SINGLE-FAMILY ZONING = 9'

**CARPOOL CAPACITY: (748' / 20') =
+/- 36 CARS**



**SCHEME H
SITE PLAN**
FSC ROBERTS ACADEMY
Lakeland, FL 33801

FLORIDA SOUTHERN COLLEGE

WMB-ROI

110 South Kennedy Avenue
Lakeland, Florida 33801
P: 863.647.2073
www.WMB-ROI.com

ATTACHMENT "D-1"

**Florida Southern College
Uniform Signage Plan**

Intent To establish a uniform design theme for signage that will help guide campus visitors to their destinations through proper points of entry and to appropriate parking areas and that will help create a welcoming sense of place and give the campus a unique identity.

The following types of signs are permitted within the Florida Southern College SPI in accordance with the criteria described below and as depicted in the accompanying map and illustrations:

- Type A** Monument Signs: Signs on ground-mounted masonry bases intended to announce arrival at the Florida Southern College campus. Located at five major gateways to the campus as illustrated in the accompanying map. Designs for new monuments signs not in existence as of the effective date of this ordinance shall be submitted to the Community Development Department for review.
- Type B** Directional Signs: Post-mounted signs providing directions to specific buildings, facilities or offices. Located at designated entrance points as illustrated in the accompanying map. Maximum sign area: 16 square feet. Maximum height: 6 feet. When located within the street rights-of-way, such signs shall be located in accordance with City regulations for such appurtenances.
- Type C** Building Identification Signs: Post-mounted signs identifying specific college buildings or facilities. Located as appropriate for the individual building or facility. Maximum sign area: 8 square feet. Maximum height: 5 feet.
- Type D** Street Signs: Street name signs with Florida Southern College design in lieu of conventional street name signs as approved by the Public Works Department.
- Type E** Light Pole Banners: Decorative banners with Florida Southern College design affixed to light poles in accordance with City regulations for such appurtenances within rights-of-way.

ATTACHMENT "D-2"

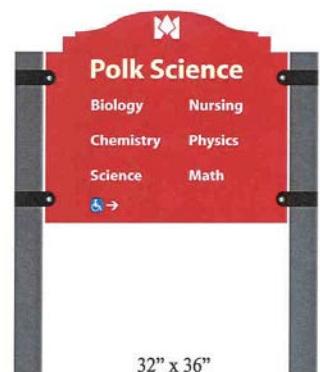
Type A
Monument Sign



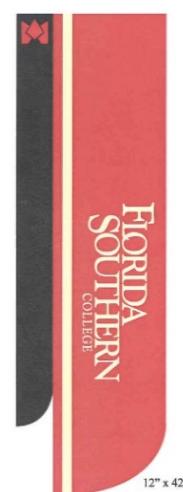
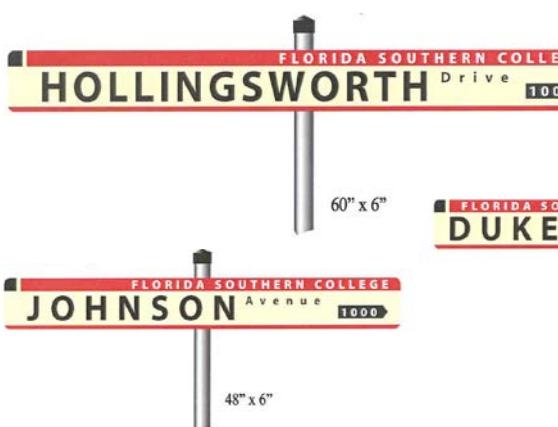
Type B
Directional Sign



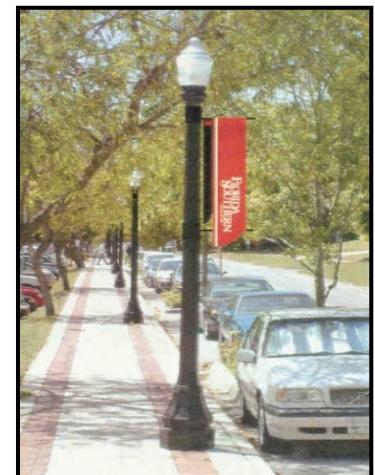
Type C
Building Identification Sign



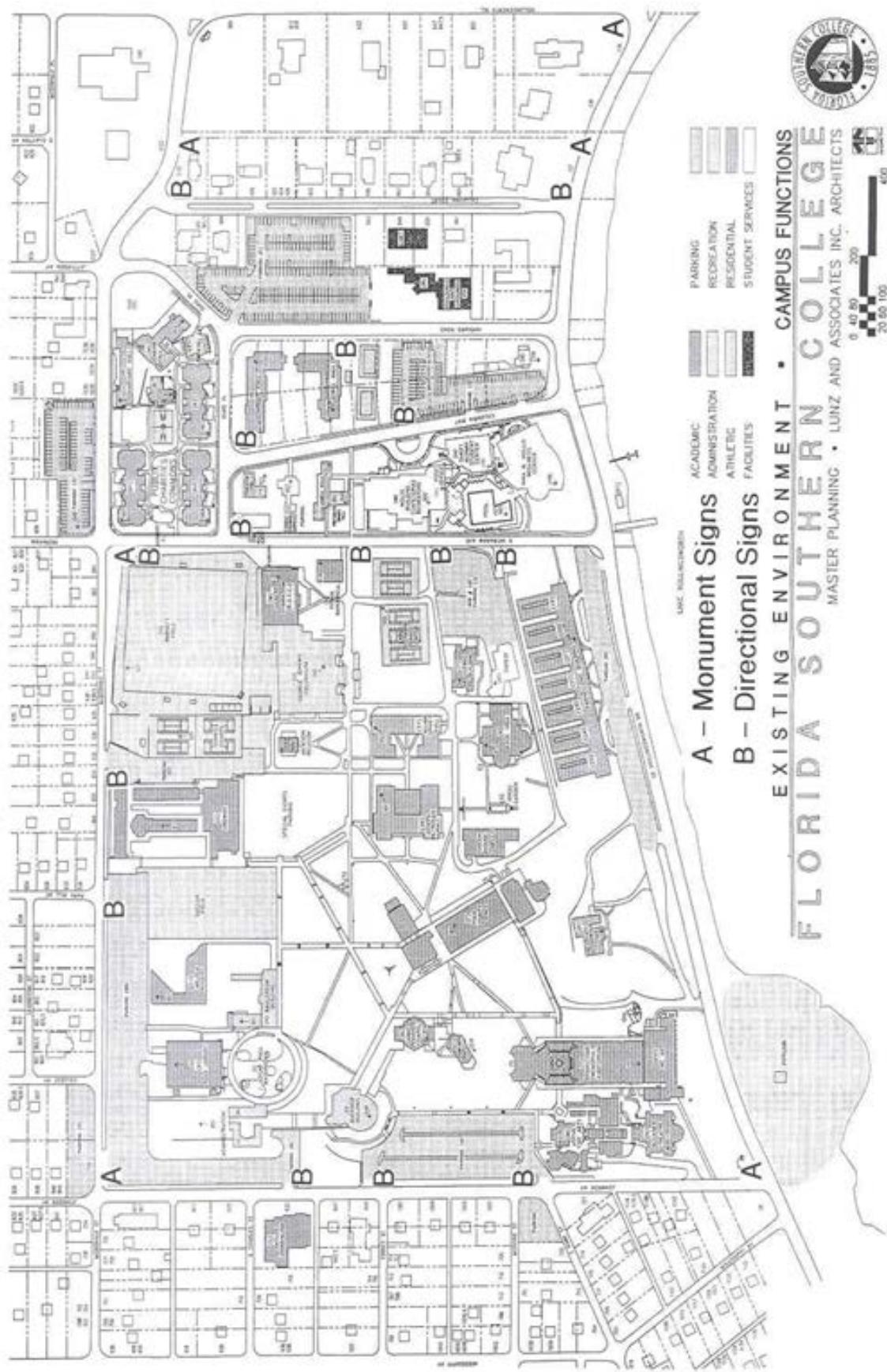
Type D
Street Sign



Type E
Light Pole Banner



ATTACHMENT "D-3"

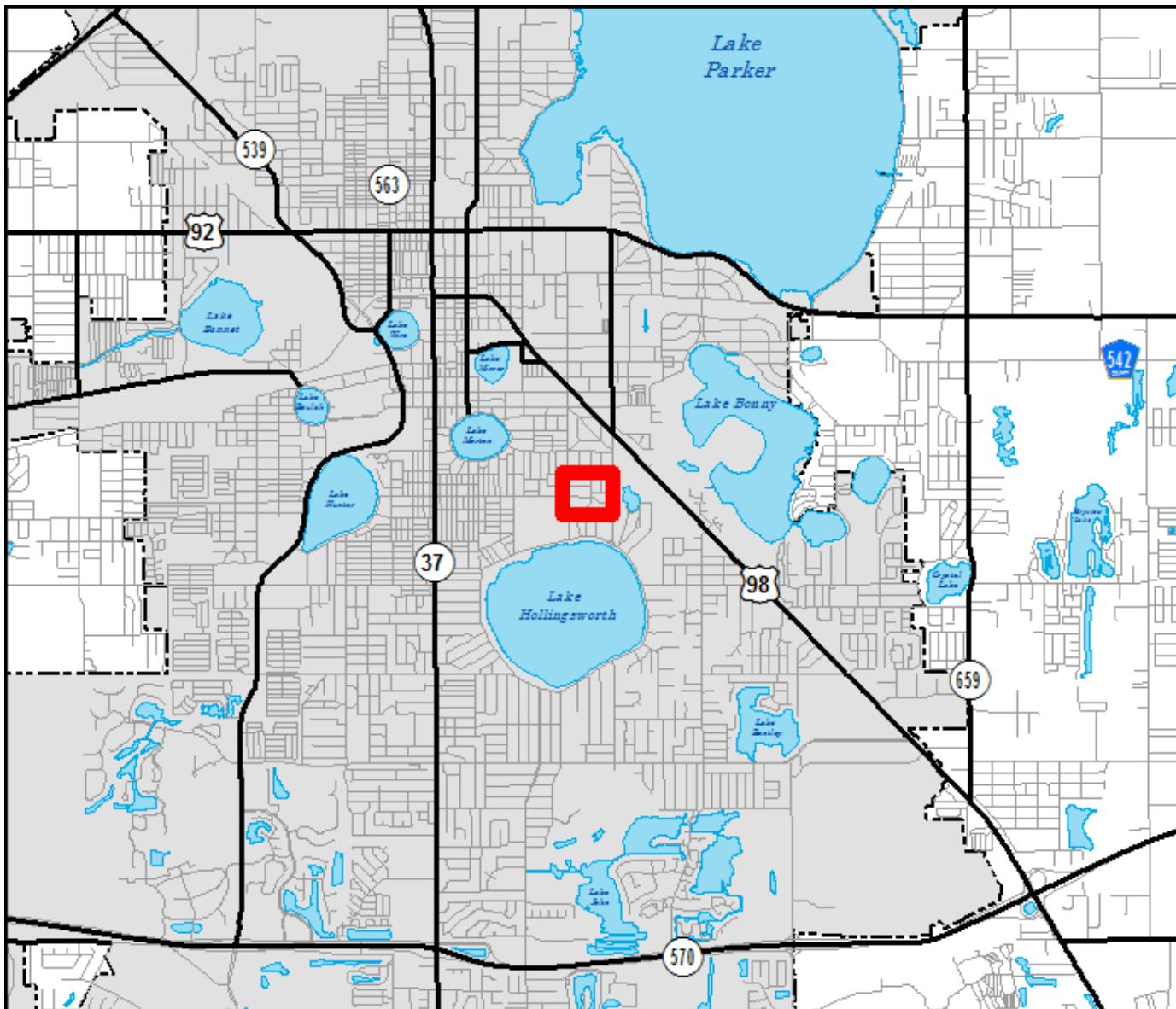


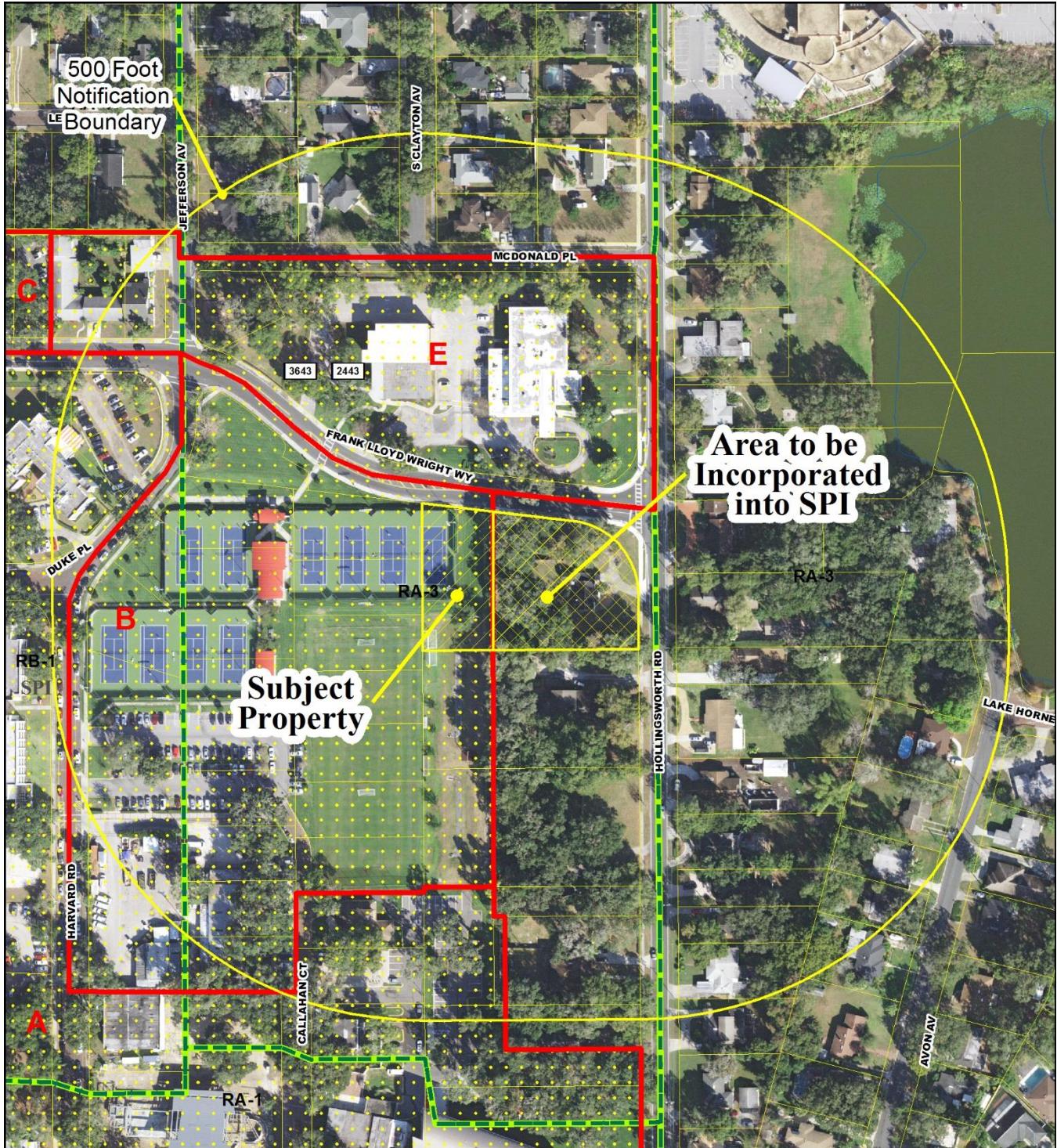


Planning & Zoning Board Recommendation

Date:	October 7, 2019	Reviewer:	Joshua Cheney			
Project No:	SPI19-002	Location:	1131 Frank Lloyd Wright Way			
Owner:	Florida Southern College					
Applicant:	City of Lakeland					
Current Zoning:	RA-3 (Single-Family) SPI (Special Public Interest)	Future Land Use:	Residential Medium (RM)			
Context District:	Urban Neighborhood (UNH)					
P&Z Hearing:	August 20, 2019	P&Z Final Decision:	September 17, 2019			
Request:	Expansion of the Special Public Interest (SPI) zoning overlay for Florida Southern College – Ordinance 5144, as amended, to allow a new 2-story school building, as part of an expansion of the existing Roberts Academy school, on property located at 1131 Frank Lloyd Wright Way.					

1.0 Location Maps





2.0 Background

2.1 Summary

The City of Lakeland requests an expansion of the Special Public Interest (SPI) zoning overlay for Florida Southern College to allow a new 2-story school building, as part of an expansion of the existing Roberts Academy school, on property located at 1131 Frank Lloyd Wright Way. A map of the subject property is included as Attachment "B."

2.2 Subject Property

The subject property is located at the southwest corner of Frank Lloyd Wright Way and Hollingsworth Road, south of the existing Roberts Academy campus at 1140 Frank Lloyd Wright Way and adjacent to the eastern boundary of the Florida Southern College campus. The property consists of a single platted lot of record, approximately 1.17 acres in area, with a 1,458 square foot single-family detached home that was relocated to the property in 2000 by Florida Southern College. The proposed modification to the SPI overlay will incorporate this property into Sub-District E (Roberts Academy) of the SPI overlay. Sub-District E allows for uses such as a pre-school, elementary school, secondary and post-secondary education classrooms as part of a unified teaching center under the administration of Florida Southern College. Accordingly, if this request is approved, the existing single-family home will be demolished to prepare for site development.

2.3 Project Background

The proposed school building is two-stories in height with a total floor area of approximately 22,000 square feet. The new school building will be used for the continued instruction of children of middle school age (grades six through eight). A revised master plan for the campus showing all existing buildings and the new building is included as Attachment "C-1." A proposed site development plan for the middle school building is included as Attachment "C-6."

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Florida Southern College	RM	RA-3; SPI	UNH
South	Single-Family Residential	RM	RA-3	UNH
East	Single-Family Residential	RM	RA-3	UNH
West	Florida Southern College	RM	RB-3; SPI	UNH

2.5 Attachments

Attachment A: Legal Description

Attachment B: Revised Florida Southern College SPI Sub-District Map

Attachment C-1: Revised Florida Southern College Master Plan

Attachment C-2: Previously Approved Site Plan for "Roberts Academy"

Attachment C-3: Previously Approved Site Plan for “Florida Southern College Visitor’s Center”

Attachment C-4: Previously Approved Site Plan for “New Business School and Admissions Building”

Attachment C-5: Site Plan for Proposed “Carol Jenkins Barnett and Curry Building”

Attachment C-6: Site Plan for Proposed Roberts Academy Middle School Expansion

Attachment D-1: Previously Approved Uniform Signage Plan

Attachment D-2: Previously Approved Sign Exhibit

Attachment D-3: Previously Approved Sign Location Map

3.0 Discussion

Over the last decade, the Florida Southern College campus has experienced a remarkable period of reinvestment and expansion. Under the leadership of Dr. Anne Kerr, Florida Southern College has constructed numerous new academic buildings, athletic facilities and student housing, restored Frank Lloyd Wright’s historic “Child of the Sun” campus, and constructed both a new visitor center located at the intersection of Johnson Avenue and Frank Lloyd Wright Way, and a new business school and admissions center along Lake Hollingsworth Drive. The most recent modification to the SPI in 2018, allowed for the construction of an early childhood learning lab and teaching program on property located at the northwest corner of Frank Lloyd Wright Way and Jefferson Avenue.

The subject property is an appropriate location for the proposed use given the proximity to the existing Roberts Academy which provides academic programs for elementary school aged children that have been diagnosed with dyslexia. Similar to the existing facilities, the new building will also be privately operated under the administration of Florida Southern College with programming designed to serve middle school aged children. Nine classrooms will be housed in this building, each with a capacity of 15 students, and the school will operate between 7 a.m. and 4:00 p.m. on weekdays. The proposed 135 student-capacity of the new building represents an increase from the current maximum enrollment of 204 students in the original buildings on the Florida Southern College campus. This building will also serve as a practical training area for students majoring in education at Florida Southern College; however, it will not have any administrative offices for faculty.

As shown in Attachment “C-6,” setbacks for the proposed building from Frank Lloyd Wright Way and Hollingsworth Road are consistent with the development standards for the Roberts Academy campus. To the north, the property will be setback a minimum of 30 feet to allow required landscaping adjacent to Frank Lloyd Wright Way, and to the east, the site will be setback a minimum of 30 feet to allow for the required landscaping adjacent to Hollingsworth Road. Similarly, to the south, the proposed building will also be setback a minimum of 25 feet from the interior side to allow for the required landscaping adjacent to the neighboring single-family residence. Lastly, the proposed building, while two-stories in height, will be architecturally and visually compatible with the existing Roberts Academy facilities.

In respect to buffering for adjacent residential properties, staff is recommending a standard Type A buffer along the interior side (south) property supplemented with an eight-foot high fence or wall in lieu of the six-foot minimum specified by the Land Development Code. Within 20 feet of the Hollingsworth Road right-of-way, the fence or wall will be required to step down to four feet in height. Likewise,

adjacent to both Frank Lloyd Wright Way and Hollingsworth Road, a five-foot wide frontage buffer will be required, as specified by Table 4.5-1 and 4.5.3 of the Land Development Code.

Subsequent to the public hearing, staff received a letter from Historic Lakeland, Inc. expressing concern about the future encroachment of the Florida Southern College along the west side of Hollingsworth Road. Hollingsworth Road, which functions as the major north-south gateway into the Lake Hollingsworth neighborhood from Bartow Road, is lined with numerous historic residential structures. Along the west side of Hollingsworth Road, adjacent the Florida Southern College Campus, there are a total of four residential properties that are currently located outside of the SPI overlay. While located outside of a designated historic district, two of the lots presently contain significant 1920s era single-family homes that would be considered contributing structures if they were located within either the South Lake Morton or Biltmore-Cumberland Historic Districts.

The SPI was specifically adopted to define those areas which would be appropriate for future expansion of the college while simultaneously protecting and maintaining the residential and historic character of the adjacent neighborhoods. While Historic Lakeland is not opposed to expanding the SPI overlay to accommodate a middle school expansion for the Roberts Academy, they urge the City to draw a line against any further expansion to the east along Hollingsworth Road, both for the preservation of the remaining homes and the maintenance of the neighborhood's single-family character.

3.1 Transportation and Concurrency

The subject site is located in the southwest quadrant of the Frank Lloyd Wright Way/Hollingsworth Road intersection, two streets that are classified as "urban collector" streets in the Lakeland Comprehensive Plan 2010-2020. Per the Polk Transportation Planning Organization's 2017 Roadway Network Database, Hollingsworth Road carries approximately 9,800 annual average daily trips with 356 northbound and 342 southbound trips during the PM Peak Hour (4 p.m. – 6 p.m.). Hollingsworth Road operates at Highway Level-of-Service (LOS) "B", better than the "LOS E Average" standard that is applicable to this corridor due to its location within the Central City Transit Supportive Area as designated in the Comprehensive Plan. The Roadway Network Database does not include information for Frank Lloyd Wright Way, east of Ingraham Avenue. The Comprehensive Plan has assigned a "Community Street" typology to Frank Lloyd Wright Way that supports enhanced aesthetics and infrastructure for pedestrian, bicycle and transit modes of travel on streets that link lakes, community centers and parks within the City.

Using the Institute of Transportation Engineers' *Trip Generation Manual* (10th Edition), City staff estimates that the 135 additional students for this proposed Private School (K-8) will generate an estimated 123 trips during the A.M. Peak Period of Adjacent Street Traffic (One Hour between 7 a.m. – 9 a.m.) and 35 trips during the P.M. Peak Period of Adjacent Street Traffic (One Hour between 4 p.m. – 6 p.m.).

The proposed school is not expected to create any transportation concurrency deficiencies on the surrounding street network; however, parent drop-off and pick-up operations is a major consideration as is the case with other schools throughout Lakeland. To accommodate safe and efficient ingress and egress, Florida Southern College will require car line traffic to enter the site from the southwest via Harvard Road and a queuing area extending through the adjacent tennis complex parking lot that can accommodate approximately 36 vehicles outside of public right-of-way. Additional vehicles can stack within the parking lot to Callahan Court, if necessary. Exiting traffic will be required to turn right onto Frank Lloyd Wright Way with a raised landscaped median that will also serve as a pedestrian refuge

island at the existing mid-block crosswalk between Hollingsworth Road and Duke Place/Jefferson Avenue. Florida Southern College will continue to work with the City to stagger start and dismissal times relative to other existing and proposed nearby schools to further minimize impacts to the surrounding street network.

3.2 Comprehensive Plan Compliance

The Community & Economic Development Department reviewed this request for compliance with Lakeland Comprehensive Plan: 2010-2020 and it is our opinion that the request is consistent with the Comprehensive Plan. All roadway levels of service are acceptable with mitigation as recommended in the conditions for approval in the SPI modification. Other essential services are presently available to provide concurrency for the proposed use. Actual construction is subject to final concurrency determinations at the time of site plan review.

4.0 Recommendation

4.1 Community & Economic Development Staff

The Community & Economic Development Department reviewed this request and recommends the approval of the modification of the Florida Southern College SPI zoning overlay.

4.2 The Planning & Zoning Board

This recommendation was approved by a 6 – 0 vote of the Board.

It is recommended that the Florida Southern College SPI (Ordinance 5144, as amended) be revised as follows:

Florida Southern College SPI

I. ESTABLISHMENT

There is hereby created a “Florida Southern College Special Public Interest Zoning District” (hereafter “Florida Southern SPI” or “SPI”) the boundaries of which are legally described in Attachment “A” and graphically depicted in Attachment “B.” To the extent provided herein, this SPI shall have the effect of modifying the requirements and regulations of the underlying zoning district classifications within the described boundaries. In the event that the Land Development Regulations and the provisions of this SPI conflict, the provisions of this SPI shall prevail.

II. INTENT

The intent of the Florida Southern SPI is to permit the redevelopment and growth of the Florida Southern College campus in a planned and orderly manner while maintaining the character and quality of life of the surrounding residential neighborhoods and protecting the natural, aesthetic and recreational qualities of Lake Hollingsworth.

III. GENERAL REGULATIONS

A. Conceptual Master Plan

Limited by and subject to the provisions of this SPI, the configuration of the streets and the general arrangement of activity areas shall be in substantial accordance with the plans included as Attachment "C":

1. Florida Southern College Master Plan dated June 18, 2018 June 28, 2019 (Attachment "C-1");
2. "Roberts Academy" site development plan dated December, 2009 (Attachment "C-2"); and
3. "Florida Southern College Visitor's Center" site development plan dated April, 2010 (Attachment "C-3").
4. "New Business School and Admissions Building" site development plan dated August 2, 2012. (Attachment C-4);
5. "Carol Jenkins Barnett and Curry Building" site development plan dated July, 2018 (Attachment "C-5").
6. "Roberts Academy Middle School Expansion" site development plan dated August, 2019 (Attachment "C-6").

These plans are conceptual with footprint and orientation of future structures and the configuration of future parking areas subject to change pending approval of final site plans by the Development Review Team, and where applicable, review by the Historic Preservation Board, provided that such changes do not violate the intent of this SPI.

B. Buffering

Where a proposed college-related use (building, parking lot, recreation facility etc.) located in Sub-District A or B will directly abut residential property at the perimeter boundary of the SPI, a buffer shall be installed along the perimeter boundary consisting of a minimum 15-foot wide buffer yard, a minimum 4-foot high decorative fence, and a continuous hedge on the college side of the fence. The buffer yard may be part of a required yard. In addition, trees 4-inch DBH or greater shall be preserved within the buffer yard. Where preservation of existing trees will create a hardship, the Parks and Recreation Department may authorize the use of replacement trees elsewhere on the subject property.

C. Lighting

Except for City-approved street lights within rights-of-way, athletic activity lighting and decorative luminaries integral to the architectural elements of residentially designed buildings, all outdoor lighting fixtures shall be of the "fully shielded" type such that the light emitting, distributing, reflecting and refracting components of the light fixture (lamp, lens, reflective surfaces, etc.) shall not extend beyond the opaque housing of the fixture.

Outdoor lighting fixtures existing as of the effective date of this SPI that are not "fully shielded" may be continued or repaired. Any such fixtures that are replaced shall be of the "fully shielded" type.

D. Street Trees

Street trees shall be provided along all streets in accordance with City of Lakeland regulations.

E. Uniform Signage Plan

To facilitate way-finding and provide a uniform theme for campus signage, a uniform signage plan is hereby adopted, permitting certain signs and banners in accordance with Attachments "D 1-3."

IV. SUB-DISTRICT REGULATIONS

The Florida Southern SPI shall be divided into the following geographic sub-districts as graphically depicted in Attachment "B."

A. ACADEMIC FACILITY AND STUDENT HOUSING SUB-DISTRICT

1. Permitted Uses

Buildings and facilities of an institution of higher learning including but not limited to classroom buildings, lecture halls, libraries, performing arts facilities, administrative offices, dormitories, student housing, fraternity houses, sororities, student centers, recreation centers, maintenance facilities, surface parking lots, parking garages and stormwater management facilities. Limited commercial uses such as book stores, cafeterias, snack bars, automated vending, limited convenience retail, and similar uses catering to students and staff and accessory to principal buildings shall also be permitted.

The following shall apply to the area west of Johnson Avenue: Permitted uses shall be limited to classroom buildings, lecture halls, administrative offices and surface parking areas. Single family residential uses shall be permitted in accordance with the underlying zoning district classification. Residential structures may be occupied by students in conformance with the single family use regulations but student congregate living facilities such as dormitories, fraternities or sororities are prohibited. Parking garages are prohibited.

2. Land Development Regulations

a. Structure Non-Conformities

Structures existing as of the effective date of this SPI that do not meet the setback, height, lot coverage or other requirements of this SPI shall be declared conforming as to such non-conformities.

b. Minimum Building Setbacks

Adjacent to Lake Hollingsworth Drive: 50 feet

Adjacent to McDonald Street: 25 feet

Adjacent to Johnson Avenue: 15 feet

Adjacent to Mississippi Avenue: 20 feet

Adjacent to Ingraham Avenue: 20 feet

Adjacent to Hollingsworth Road: 50 feet

Front and street side setback from all other street ROWs: 10 feet

Adjacent to any lot containing a single family detached dwelling: 30 feet from lot line

Minimum separation between buildings: In accordance with minimum Building Code and Fire Code separation requirements.

c. Maximum Building Heights

36 feet or 1 foot in height for each 2 feet in setback from the sub-district boundary, whichever is greater, to a maximum of 75 feet

d. Off-Street Parking Requirements

In accordance with the Land Development Regulations except for the following:

The required off-street parking for specific uses may be located anywhere that off-street parking is permitted within the SPI.

At the discretion of the City, shared parking may be permitted where it can be demonstrated that under normal circumstances the land uses sharing the parking area have different hours of operation.

At the discretion of the City, required off-street parking ratios may be reduced where it can be demonstrated that the parking demand is lower due to student pedestrian activity, the availability of on-street parking, the availability of shared parking, or other pertinent circumstances.

B. ATHLETIC & RECREATION SUB-DISTRICT

1. Permitted Uses

Those uses permitted in the Academic Facility and Student Housing Sub-District (A-1, above). In addition, the following uses shall be permitted: Collegiate athletic and recreation facilities including but not limited to athletic fields, baseball and softball diamonds, tennis courts, natatoriums, swimming pools, gymnasiums and field houses.

2. Land Development Regulations

a. Structure Non-Conformities

Structures existing as of the effective date of this SPI that do not meet the setback, height, lot coverage or other requirements of this SPI shall be declared conforming as to such non-conformities.

b. Minimum Building Setbacks

Adjacent to McDonald Street: 25 feet

Other front and street side: 20 feet

Adjacent to any lot containing a single family detached dwelling: 30 feet from lot line

Minimum separation between buildings: In accordance with minimum Building Code and Fire Code separation requirements.

c. Maximum Building Heights

36 feet or 1 foot in height for each 2 feet in setback from the sub-district boundary, whichever is greater, to a maximum of 70 feet.

d. Off-Street Parking Requirements

Parking for athletic and recreation activities may be provided anywhere that off-street parking is permitted within the SPI.

e. Hours of Operation Adjacent to Single Family Residential

Where outdoor athletic and recreation facilities are located adjacent to or across a street from the residential uses, such facilities shall not be operated earlier than 7 am or after 10 pm except that officially sanctioned competition events that are delayed or run late may continue until the end of play.

C. RESIDENTIAL-SCALE BUFFER SUB-DISTRICT

1. Permitted Uses

a. Single family detached dwellings.

b. Existing single family structures may be converted to college-related uses such as administrative offices, classrooms for specialized training or instruction, meeting facilities, or college support services in accordance with C.2. below. This shall not be interpreted to allow the use of retail or commercial office uses. Residential structures may be occupied by students in conformance with the single family use regulations but student congregate living facilities such as dormitories, fraternities or sororities are prohibited.

c. Surface parking lots shall be permitted in accordance with the following:

(1) New surface parking lots may be established in the block between Ingraham Avenue and Jefferson Avenue in accordance with the normal conditional use process.

(2) Surface parking lots in existence as of the effective date of this SPI may be continued provided that:

(a) Prior to the college use of any existing single family structure east of Park Hill Avenue, Parking Lot "L" (east of Ingraham Avenue) shall be upgraded to meet code requirements.

- (b) Prior to the college use of any existing single family structure between Johnson Avenue and Park Hill Avenue, any parking lots within that block shall be upgraded to meet code requirements.
- d. A visitor center, including meeting rooms, restrooms and a gift shop, shall be permitted in accordance with C.2. below and the site development plan included as Attachment "C-3."
2. Land Development Regulations
- a. In accordance with the underlying zoning district requirements except as otherwise provided herein.
- b. In order to preserve the single-family character of the sub-district, the following shall apply to structures converted to college-related uses as defined above:
- (1) Such college-related uses shall not be subject to buffering requirements.
- (2) Vehicle parking shall be limited to existing driveways and garages. Additional parking in rear yards shall be permitted only in accordance with the normal conditional use process.
- (3) Signage shall be limited to one ground or wall sign with a maximum sign area of 10 square feet. The maximum height for ground signs shall be 4 feet.
- c. Within the visitor center site as provided for in C.1. above, the following shall apply:
- (1) Vehicle parking shall be located within the area shown on the site development plan included as Attachment "C-3" and shall be limited to no more than three (3) parking spaces. The use of asphalt paving is prohibited.
- (2) Signage shall be in accordance with C.2.b.(3) and shall be compatible with the architectural character and materials of the buildings(s) served.

D. LAKESHORE SUB-DISTRICT

1. Permitted Uses

The Lakeshore Sub-District is intended to preserve open space shoreward of Lake Hollingsworth Drive. Park, recreation and water-access facilities such as boardwalks, benches, gazebos, commemorative monuments, docks, piers, and boathouses, and stormwater management facilities, may be permitted by the City Commission in accordance with City of Lakeland review and approval procedures for parkway lakes.

E. ROBERTS ACADEMY AND EARLY LEARNING LAB SUB-DISTRICT

1. Permitted Uses

Permitted uses shall be a pre-school, elementary school, middle school, secondary education classrooms and post-secondary education classrooms operating as a unified teaching center under the administration of Florida Southern College. Ancillary support uses including administrative offices, meeting rooms, cafeteria space, outdoor playground areas and surface parking areas shall also be permitted. Outdoor playground areas and surface parking areas shall be generally located in accordance with Attachments "C-2," "C-5" and "C-5." "C-6."

2. Development Standards Specific to the Roberts Academy, as shown in Attachment "C-2"

a. Minimum Building Setbacks

Adjacent to Hollingsworth Road: 30 feet

Adjacent to McDonald Place: 30 feet

Adjacent to Frank Lloyd Wright Way: 25 feet

Adjacent to Jefferson Avenue: 20 feet

b. Maximum Building Height: 36 feet

c. Buffering

A minimum 15-foot wide buffer-yard with decorative fence and hedge shall be maintained along the northern perimeter boundary adjacent to McDonald Place and in accordance with condition III.B., except that the hedge shall be placed between the fence and McDonald Place. In addition, the maximum height of the fence shall be 4 ft.

d. Signage

With the exception of traffic control signage, all other signage shall conform to the sign types provided in the Uniform Signage Plan.

3. Development Standards Specific to the Early Learning Lab, "Carol Jenkins Barnett and Curry Building," as shown in Attachment "C-5"

a. Minimum Building Setbacks

Adjacent to Frank Lloyd Wright Way: 30 feet

Adjacent to Jefferson Avenue: 20 feet

Adjacent to North Boundary: 25 feet.

Adjacent to West Boundary: 0 feet

b. Maximum Building Height: 34 feet

- c. Buffering
 - i. Adjacent to the north property boundary, a 7.5-foot wide landscape buffer shall be constructed consisting of a minimum of four "B" Trees and 16 shrubs per 100 linear feet or fraction thereof. An 8-foot high view blockage fence or wall shall be constructed along the rear (north) property line which steps down to four feet in height within 20 feet of the Jefferson Avenue right-of-way.
 - ii. Adjacent to Frank Lloyd Wright way, a frontage buffer shall be constructed in accordance with Option 1 of Table 4.5-1 and Figure 4.5-3 of the Land Development Code.
- d. Student Pick-Up & Drop-Off Area: The primary pick-up & drop-off area for students shall be the adjacent Roberts Academy, to the east across Jefferson Avenue. Use of the internal driveway shown on Attachment "C-5" for student pick-up & drop-off during the AM & PM peak period shall be prohibited. Shuttle activities to/from the adjacent Roberts Academy, and the incidental pick-up or drop-off of students outside the AM & PM peak period, shall not be subject to this restriction.
- e. Signage

With the exception of traffic control signage, all other signage shall conform to the sign types provided in the Uniform Signage Plan.
- f. An Americans with Disabilities Act (ADA)-compliant crosswalk shall be installed across Frank Lloyd Wright Way between Ingraham Avenue and Jefferson Avenue, with a design that is subject to final approval and permitting by the City Public Works Department

4. Development Standards Specific to the Roberts Academy Middle School Expansion as shown in Attachment "C-6"

a. Minimum Building Setbacks

Adjacent to Frank Lloyd Wright Way: 30 feet

Adjacent to Hollingsworth Road: 30 feet*

Adjacent to South Boundary: 25 feet

*Covered porches & terraces may encroach up to 10 feet within this setback.

b. Maximum Building Height: 34 feet

c. Buffering

i. Adjacent to the south property boundary, a 7.5-foot wide landscape buffer shall be constructed consisting of a minimum of four "B" Trees and 16 shrubs per 100 linear feet or fraction thereof. An 8-foot high view blockage fence or wall shall be constructed along the side

interior (south) property line which steps down to four feet in height within 20 feet of the Hollingsworth Road right-of-way.

- ii. Adjacent to Frank Lloyd Wright Way, a frontage buffer shall be constructed in accordance with Option 1 of Table 4.5-1 and Figure 4.5-3 of the Land Development Code.
- iii. Adjacent to Hollingsworth Road, a frontage buffer shall be constructed in accordance with Option 1 of Table 4.5-1 and Figure 4.5-3 of the Land Development Code.
- iv. To maintain the residential character along Hollingsworth Road, an outdoor covered terrace shall be constructed on the east side of the building.

d. Signage

With the exception of traffic control signage, all other signage shall conform to the sign types provided in the Uniform Signage Plan.

f. Transportation:

- i. Parent drop-off and pick-up traffic shall enter the site via a designated queuing/staging area from Harvard Road. Exiting traffic onto Frank Lloyd Wright Way shall be restricted to right turns only through the installation of a landscape median west of Hollingsworth Road. This landscape median shall also be designed and approved by the City Public Works Department as a pedestrian refuge island for the existing mid-block crosswalk between Hollingsworth Road and Duke Place/Jefferson Avenue.
- ii. Americans with Disabilities Act (ADA)-compliant pedestrian routes shall be constructed between the principal building entrance and adjacent sidewalks along Hollingsworth Road and Frank Lloyd Wright Way. Bike parking shall be installed in compliance with the Land Development Code and Engineering Standards Manual.
- iii. Binding Concurrency Determinations shall be made at the time of site plan submittal.

ATTACHMENT "A"

BEGINNING AT THE INTERSECTION OF THE SHORE LINE OF LAKE HOLLINGSWORTH AND THE INTERSECTION OF THE EXTENDED CENTERLINE OF JOHNSON AVE, RUN NORTH ALONG CENTERLINE OF JOHNSON AVE TO THE CENTERLINE OF LAKE HOLLINGSWORTH DR, THENCE RUN SWLY ALONG SAID CENTERLINE TO THE CENTERLINE OF MISSISSIPPI AVE. RUN NORTHWESTERLY ALONG SAID CENTERLINE TO INTERSECTION WITH THE CENTERLINE OF AN ALLEY LYING NORTH BLK B LOTS 8 AND 9 OF CLEVELAND PARK SUB AS REC IN PB 1 PG 110, THENCE RUNNING NORTHEASTERLY ALONG CENTERLINE OF SAID ALLEY TO A LINE RUNNING SOUTHEASTERLY OF SOUTHEAST CORNER OF LOT 4 OF SAID BLK B, THENCE RUN NORTHWESTERLY ALONG SAID LINE TO THE SOUTH LINE OF BLK 14 OF DIXIELAND SUB AS REC IN PB 1 PG 67 THENCE RUN NORTH TO THE CENTERLINE MCRORIE ST, THENCE RUN WEST ALONG SAID CENTERLINE TO A LINE EXTENDING SOUTH FROM THE SOUTHEAST CORNER OF BLK 14 LOT 9 OF SAID DIXIELAND SUB, THENCE RUN NORTH TO SAID SOUTHEAST CORNER OF SAID LOT 9, CONTINUE NORTH TO THE CENTERLINE OF AN ALLEY LYING SOUTH OF BLK 6 LOTS 1 THRU 7 OF SAID DIXIELAND SUB, THENCE RUN EAST ALONG SAID CENTER LINE TO AN INTERSECTION WITH A LINE EXTENDING SOUTH FROM THE SW CORNER OF LOT 1 OF SAID BLK 6, THENCE RUN NORTH ALONG SAID LINE TO THE CENTERLINE OF MCDONALD ST. RUN EAST ALONG CENTERLINE OF MCDONALD ST TO THE CENTERLINE OF JOHNSON AV. THENCE RUN NORTH ALONG SAID CENTERLINE TO THE INTERSECTION OF A LINE EXTENDING WEST FROM THE NORTH LINE OF BLK A LOT 22 OF T H JOHNSON SUB AS REC IN PB 4 PG 55. THENCE RUN EAST ALONG NORTH LINE OF SAID LOT 22 AND 3 TO THE CENTERLINE OF COLLEGE AVE. THENCE RUN SOUTH ALONG SAID CENTERLINE TO THE CENTERLINE EXTENSION OF LEXINGTON ST, THENCE RUN EAST ALONG SAID CENTERLINE TO THE CENTERLINE OF PARK HILL AV, THENCE RUN SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION OF THE WESTERLY EXTENDED NORTH LINE OF BLK C LOT 7 OF PARK HILL SUB AS REC IN PB 1 PG 103. THENCE RUN EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID PARK HILL SUB. THENCE RUN NORTH 50 FEET, EAST 66 FEET, SOUTH TO THE SW CORNER OF BLK A LOT 25 OF OAKHURST ADD AS REC IN PB 4 PG 75. THENCE RUN EAST TO THE WEST LINE OF LOT 13 OF SAID BLK A. THENCE RUN SOUTH TO THE SW CORNER OF SAID LOT 13, THENCE RUN EAST TO THE CENTERLINE OF S INGRAHAM AV, THENCE RUN SOUTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENDED NORTH LINE OF THE SOUTH 28 FEET OF BLK A LOT 4 OF COLLEGE PARK ADD AS REC IN PB 5 PG 29. THENCE RUN EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 4; THENCE RUN NORTH TO THE NORTH LINE OF THE SOUTH 130 FEET OF LOT 6 OF SAID COLLEGE PARK. RUN EAST TO THE WEST LINE OF LOT 9 OF SAID BLK A, THENCE RUN NORTH TO NORTH LINE OF SAID LOT 9, THENCE RUN EAST 50 FEET, NORTH 30 FEET, EAST 50FT, SOUTH 30 FT, THENCE RUN EAST TO THE CENTERLINE OF JEFFERSON AVE. RUN SOUTH ALONG SAID CENTERLINE TO THE CENTERLINE OF MCDONALD ST, THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF A POINT LYING 223 FT W OF THE CENTERLINE OF HOLLINGSWORTH RD. THENCE RUN SOUTH FROM SAID POINT TO THE NORTH LINE LOT 7 OF HOLLINGSWORTH CRESCENT ADD AS REC IN PB 4 PG 73, CONTINUE SOUTH TO THE NORTH LINE OF THE SOUTH 50 FT OF LOT 3 OF SAID HOLLINGSWORTH CRESCENT ADD, THENCE RUN WEST TO THE EAST LINE OF LOT 11 OF CALLAHAN COURT AS REC IN PB 5 PG 42. THENCE RUN SOUTH TO THE INTERSECTION WITH THE SHORE LINE OF LAKE HOLLINGSWORTH, THENCE RUN WESTERLY AND SOUTHERLY ALONG SAID SHORE LINE TO POB.

AND

BEGIN AT THE INTERSECTION OF THE CENTERLINE OF MCDONALD ST AND CENTERLINE OF JEFFERSON AVE, RUN NORTH ALONG SAID CENTERLINE OF JEFFERSON AVE TO THE CENTERLINE OF MCDONALD PL, THENCE RUN EAST ALONG SAID CENTERLINE OF MCDONALD PL TO THE CENTERLINE OF HOLLINGSWORTH RD, THENCE SOUTH ALONG SAID CENTERLINE OF HOLLINGSWORTH RD TO THE CENTERLINE OF MCDONALD ST, THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF MCDONALD ST TO POB

AND

BEGIN AT THE INTERSECTION OF THE EAST LINE OF CALLAHAN COURT SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 42, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE NORTH LINE OF THE SOUTH 50 FEET OF LOT 3, HOLLINGSWORTH CRESCENT ADDITION AS RECORDED IN PLAT BOOK 4, PAGE 73, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN EAST, ALONG SAID NORTH LINE OF THE SOUTH 50 FEET OF LOT 3, TO THE EAST LINE OF THE WEST 80 FEET OF SAID LOT 3; THENCE RUN NORTH ALONG SAID EAST LINE OF THE WEST 80 FEET OF LOT 3 AND LOT 4 OF SAID HOLLINGSWORTH CRESCENT ADDITION, TO THE NORTH LINE OF THE SOUTH 120 FEET OF SAID LOT 4; THENCE RUN EAST ALONG SAID NORTH LINE OF THE SOUTH 120 FEET, A DISTANCE OF 15 FEET TO THE EAST LINE OF THE WEST 95 FEET OF SAID LOT 4; THENCE RUN SOUTH ALONG SAID EAST LINE OF THE WEST 95 FEET OF LOTS 4 AND 3 OF SAID HOLLINGSWORTH CRESCENT ADDITION TO THE NORTH LINE OF THE SOUTH 50 FEET OF AFORESAID LOT 3; THENCE RUN EAST ALONG SAID NORTH LINE OF THE SOUTH 50 FEET OF LOT 3 TO THE EAST LINE OF SAID HOLLINGSWORTH CRESCENT ADDITION, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF HOLLINGSWORTH ROAD; THENCE RUN SOUTH, ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LAKE HOLLINGSWORTH DRIVE; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY AND THE EAST LINE OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA; THENCE SOUTH ALONG SAID EAST LINE OF SECTION 19 TO THE SHORELINE OF LAKE HOLLINGSWORTH; THENCE NORTHWESTERLY ALONG THE SHORELINE OF LAKE HOLLINGSWORTH TO ITS INTERSECTION WITH THE AFORESAID EAST LINE OF CALLAHAN COURT SUBDIVISION; THENCE NORTH, ALONG SAID EAST LINE OF CALLAHAN COURT SUBDIVISION TO THE POINT OF BEGINNING.

AND

COLLEGE PARK ADDITION, BLOCK A, LOTS 13, 14 AND 15, AS RECORDED IN PLAT BOOK 5, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

AND

HOLLINGSWORTH CRESCENT ADD PB 4 PG 73 LOT 7 & VACATED ALLEY LYING W OF SAME

~~ATTACHMENT "B"~~

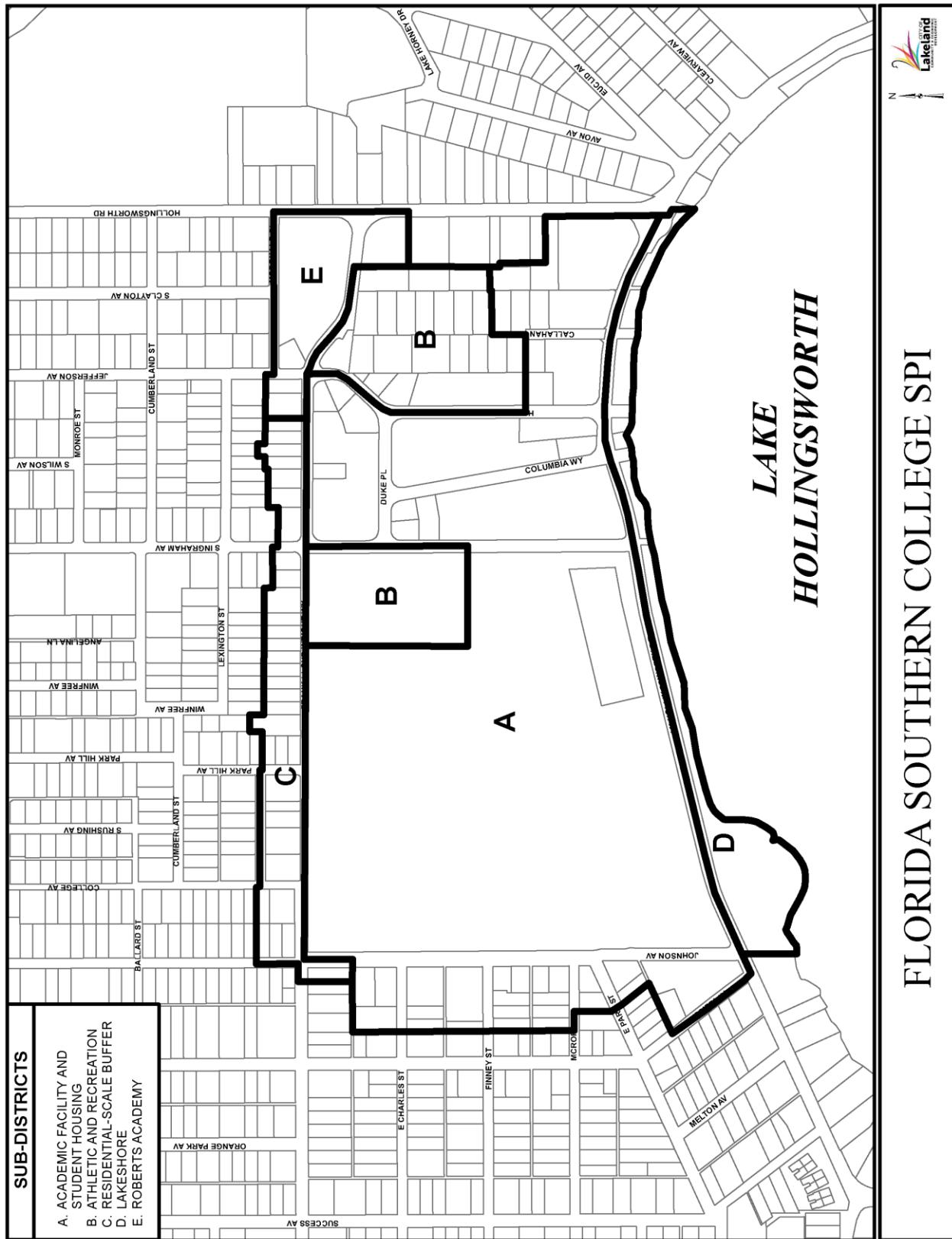
*LAKE
HOLLINGSWORTH*

FLORIDA SOUTHERN COLLEGE SPI

SUB-DISTRICTS

- A. ACADEMIC FACILITY AND STUDENT HOUSING
- B. ATHLETIC AND RECREATION
- C. RESIDENTIAL-SCALE BUFFER
- D. LAKESHORE
- E. ROBERTS ACADEMY

ATTACHMENT "B"



ATTACHMENT "C-1"



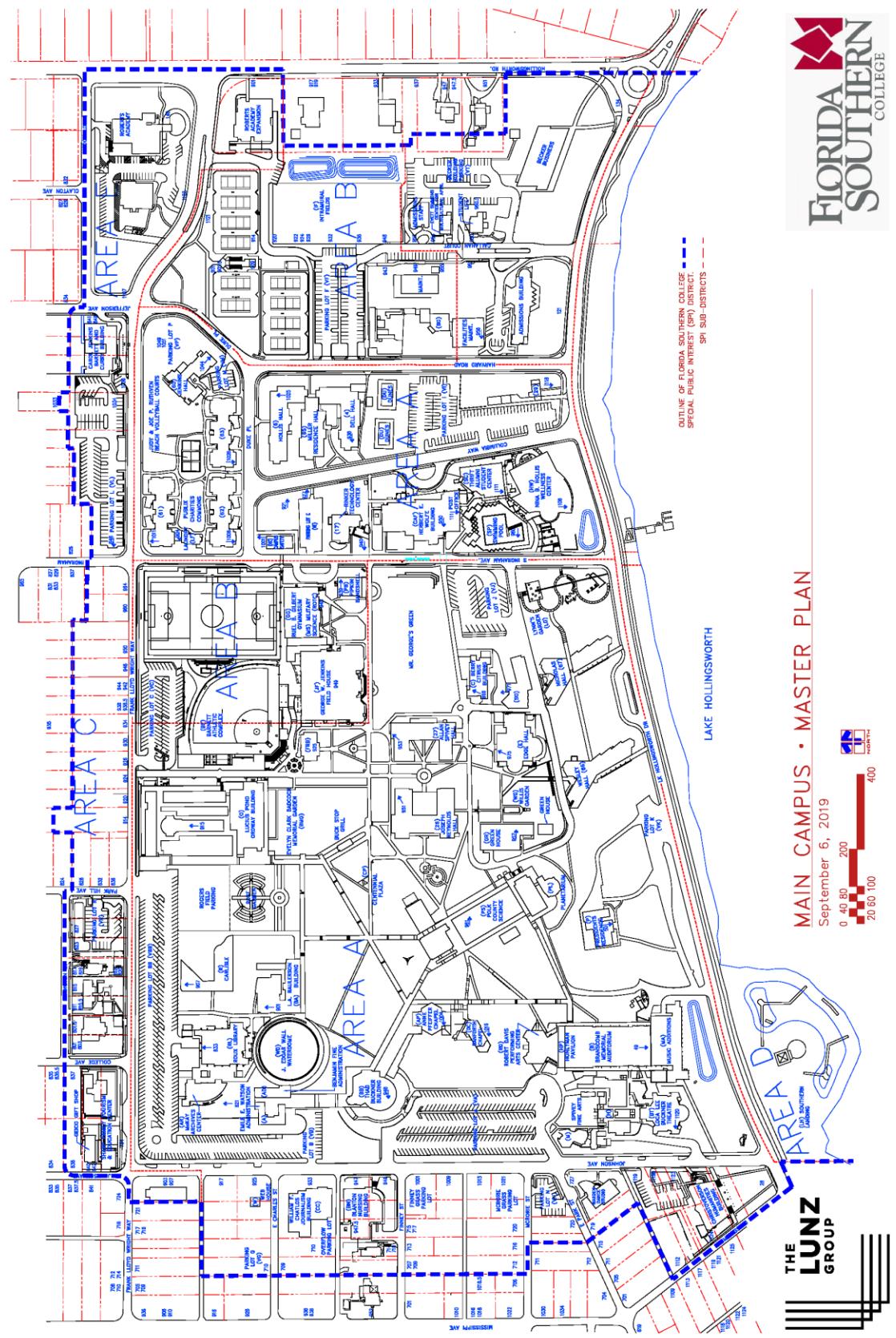
MAIN CAMPUS • MASTER PLAN

June 18, 2018

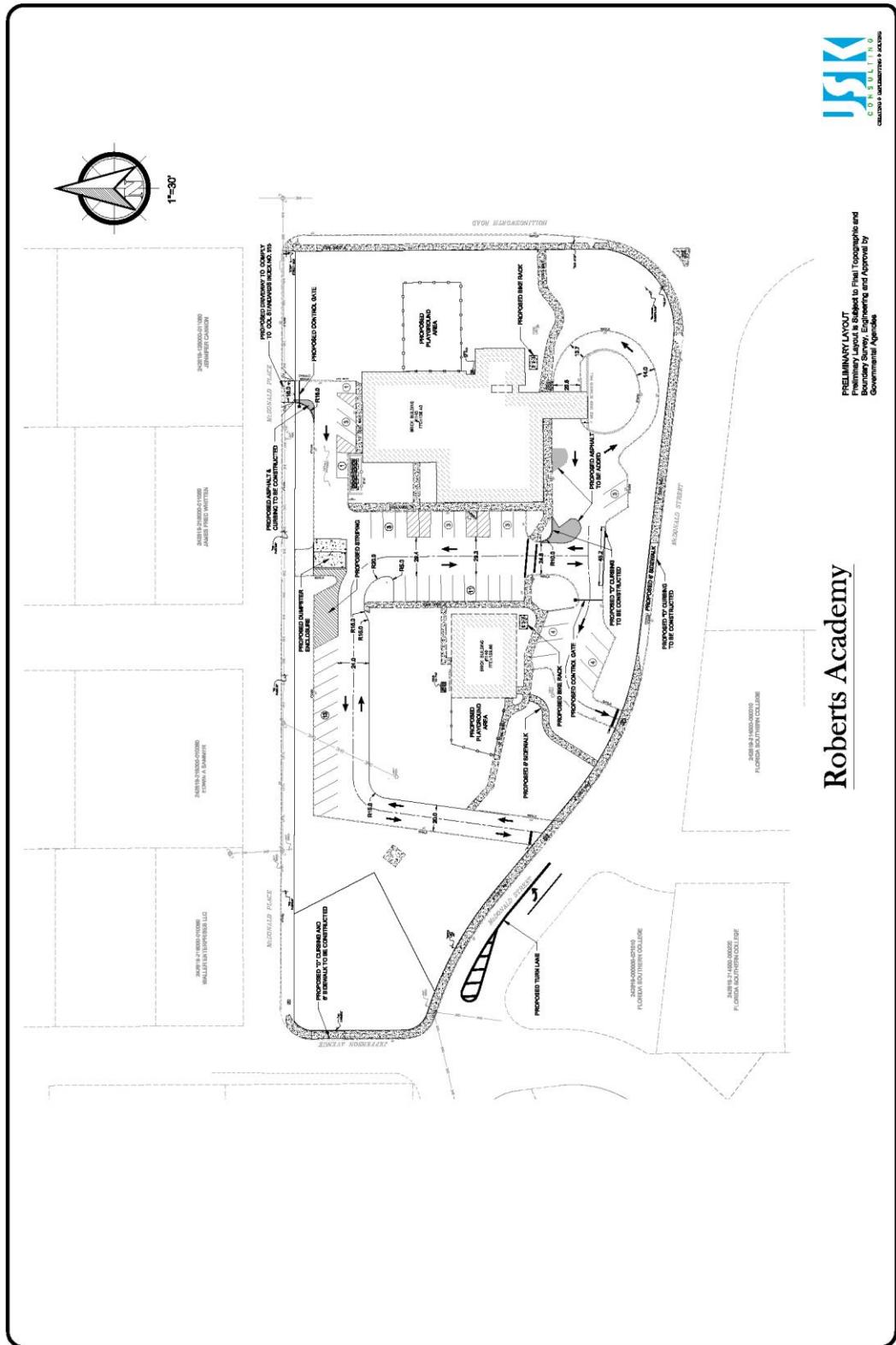
A vertical scale bar with a red 400-unit segment, a blue 200-unit segment, and a black 100-unit segment. A north arrow is at the top.

THE LUNZ GROUP

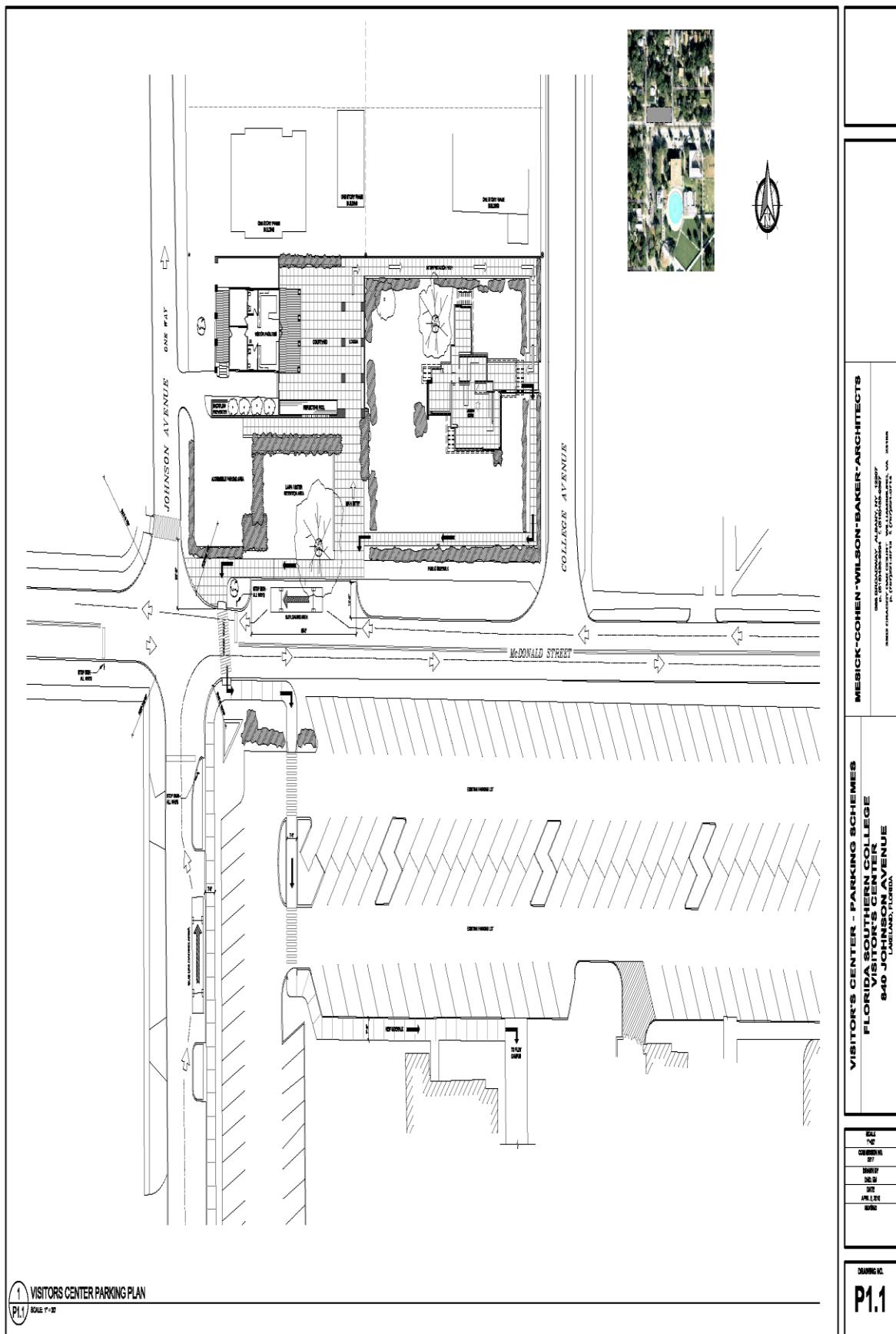
ATTACHMENT "C-1"



ATTACHMENT "C-2"



ATTACHMENT "C-3"



ATTACHMENT "C-4"

MEAN ROOF HEIGHT CALCULATIONS.	
I. BUSINESS SCHOOL	
NORTH ROOF EDGE:	49'-6"
SOUTH ROOF EDGE:	51'-0"
LOW POINT AT VALLEY:	42'-9"
MEAN ROOF HEIGHT:	47'-6" (A)

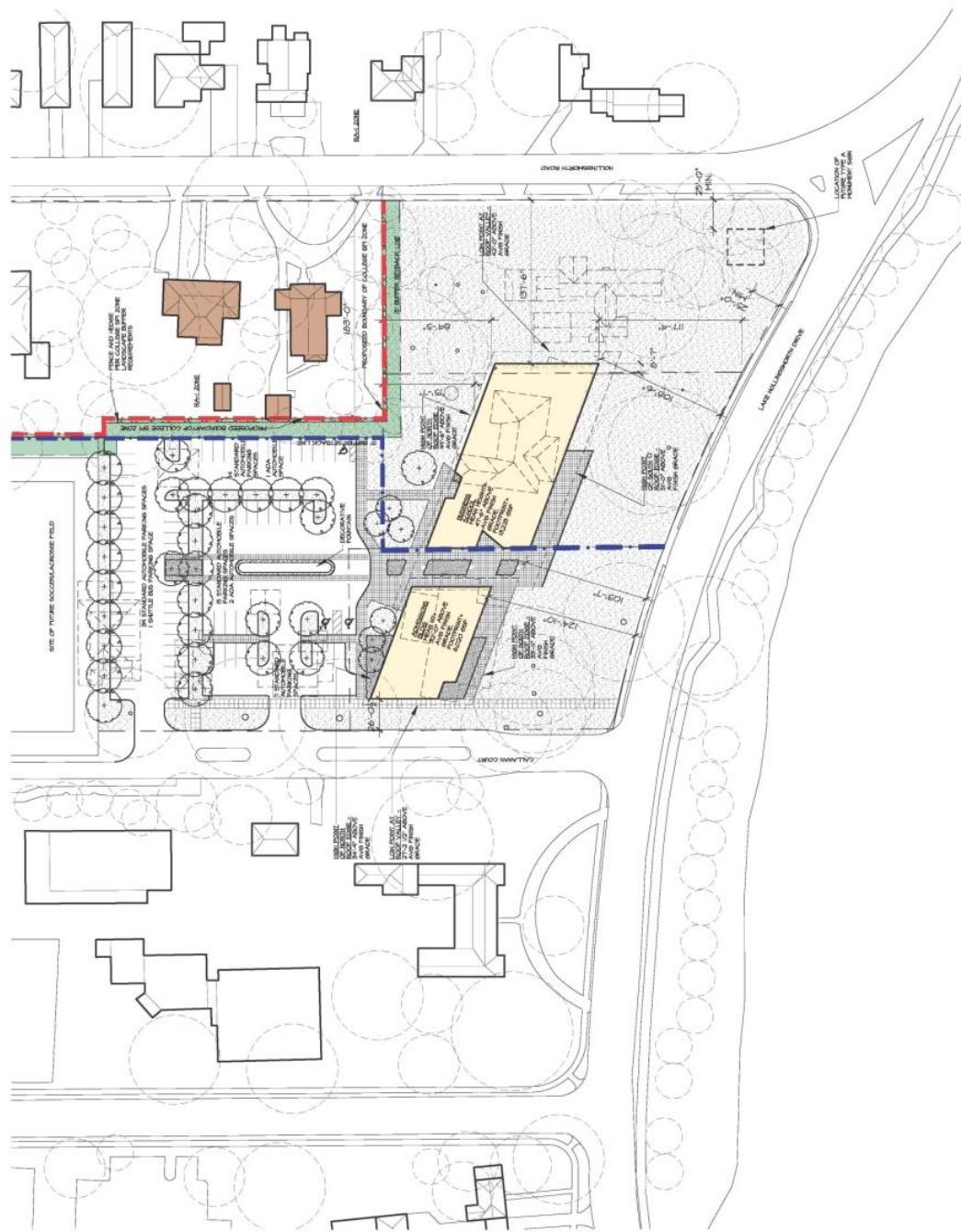
PROPOSED PARKING SPACE SUMMARY	
15 STANDARD AUTOMOBILE PARKING SPACES	34'-4"
3 ADA ACCESSIBLE PARKING SPACES	33'-11"
1 SHUTTLE BUS PARKING SPACE	27'-2 1/2"
MEAN ROOF HEIGHT:	32'-0" (APPROX.)

LEGEND:

The diagram illustrates the proposed expansion of the college's boundaries. It features two concentric areas: an inner "PROPOSED NEW BOUNDARY OF COLLEGE SP1 ZONE" and an outer "15' LANDSCAPE BUFFER". The area between these boundaries is shaded grey. Outside this is the "CURRENT BOUNDARY OF COLLEGE SP1 ZONE", which is outlined in red. To the right of the map, there is descriptive text.

PROPOSED NEW COLLEGE BUILDINGS

RESIDENTIAL BUILDINGS OWNED BY ESG



PROPOSED SITE PLAN INCLUDING BLDGS TO BE DEMOLISHED

GUST 2, 2012

SCALE: 1" = 50', 0"

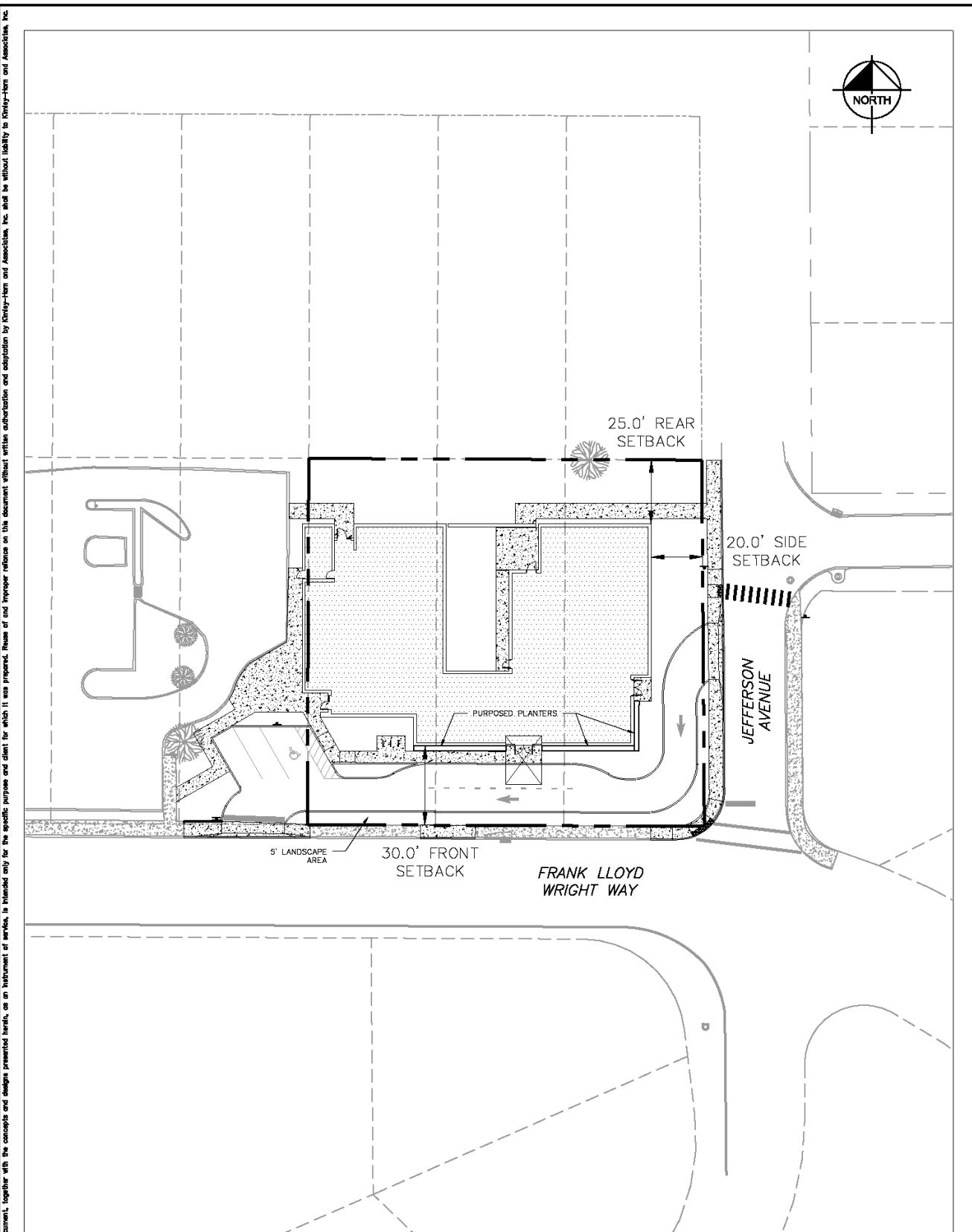
25, 50, 75, 100,

NEW BUSINESS SCHOOL AND ADMISSIONS BUILDING
FLORIDA SOUTHERN COLLEGE

**FLORIDA SOUTHERN COLLEGE
LAKELAND, FLORIDA**

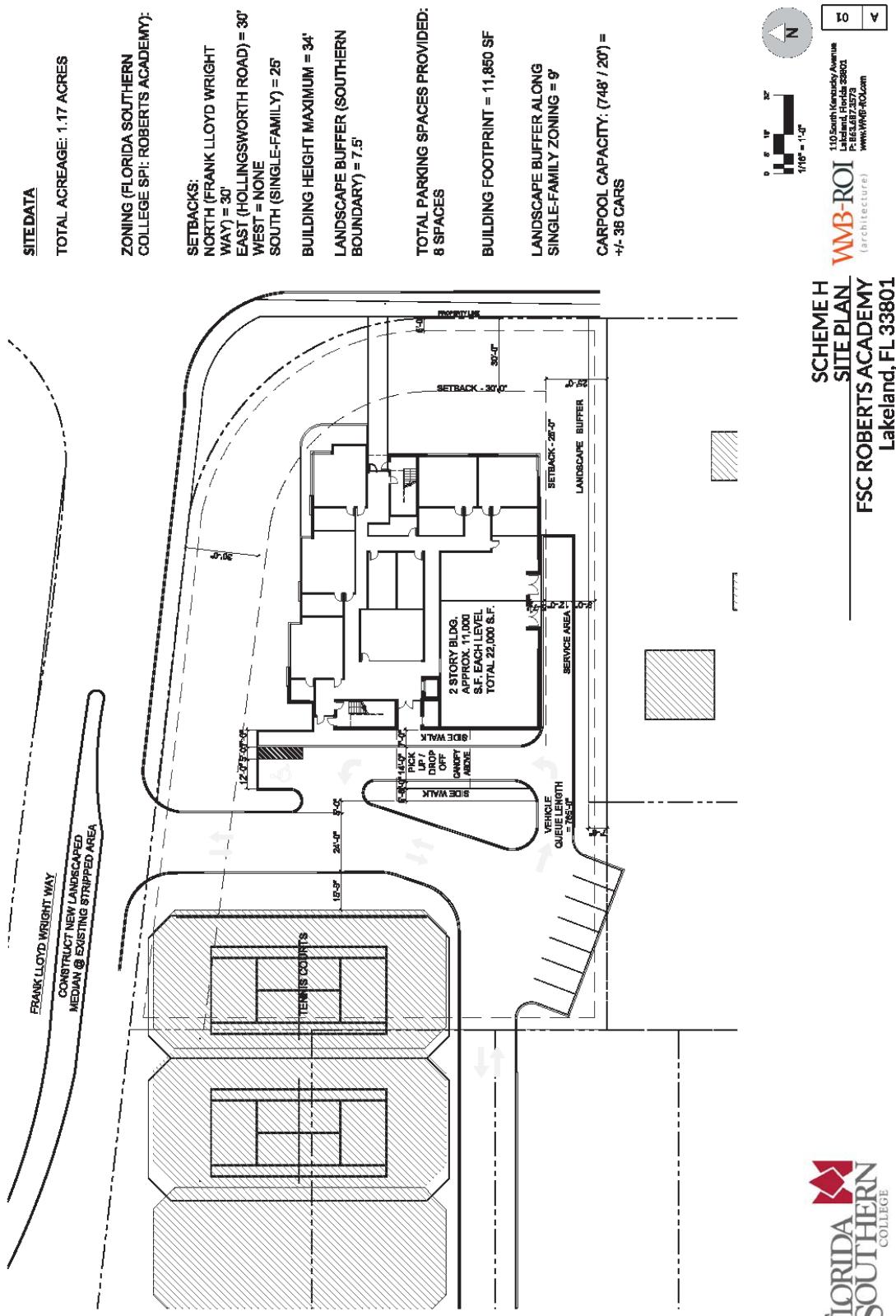
NOTES AND CORRECTIONS

ATTACHMENT "C-5"



SCALE	N.T.S.	Kimley » Horn © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 118 South Kentucky Avenue, Lakeland, FL 33801 PHONE (863) 701-8702 WWW.KIMLEY-HORN.COM CA 00000696	DATE JULY 2018	CAROL JENKINS BARNETT AND CURRY BUILDING		SHEET NUMBER
DESIGNED BY	MEW					C-5
DRAWN BY	REM					
CHECKED BY	MEW					

ATTACHMENT "C-6"



ATTACHMENT "D-1"

Florida Southern College Uniform Signage Plan

Intent To establish a uniform design theme for signage that will help guide campus visitors to their destinations through proper points of entry and to appropriate parking areas and that will help create a welcoming sense of place and give the campus a unique identity.

The following types of signs are permitted within the Florida Southern College SPI in accordance with the criteria described below and as depicted in the accompanying map and illustrations:

- Type A** Monument Signs: Signs on ground-mounted masonry bases intended to announce arrival at the Florida Southern College campus. Located at five major gateways to the campus as illustrated in the accompanying map. Designs for new monuments signs not in existence as of the effective date of this ordinance shall be submitted to the Community Development Department for review.
- Type B** Directional Signs: Post-mounted signs providing directions to specific buildings, facilities or offices. Located at designated entrance points as illustrated in the accompanying map. Maximum sign area: 16 square feet. Maximum height: 6 feet. When located within the street rights-of-way, such signs shall be located in accordance with City regulations for such appurtenances.
- Type C** Building Identification Signs: Post-mounted signs identifying specific college buildings or facilities. Located as appropriate for the individual building or facility. Maximum sign area: 8 square feet. Maximum height: 5 feet.
- Type D** Street Signs: Street name signs with Florida Southern College design in lieu of conventional street name signs as approved by the Public Works Department.
- Type E** Light Pole Banners: Decorative banners with Florida Southern College design affixed to light poles in accordance with City regulations for such appurtenances within rights-of-way.

ATTACHMENT "D-2"

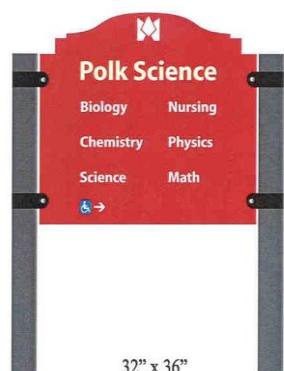
**Type A
Monument Sign**



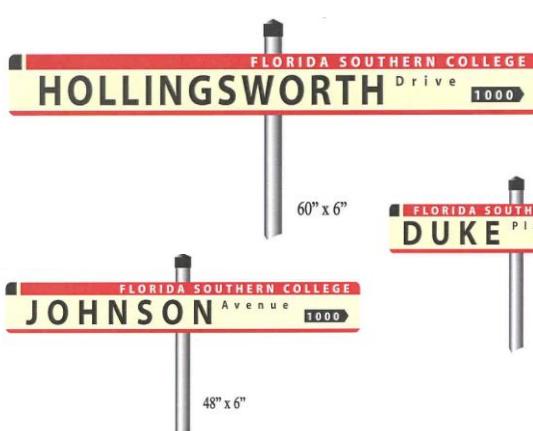
**Type B
Directional Sign**



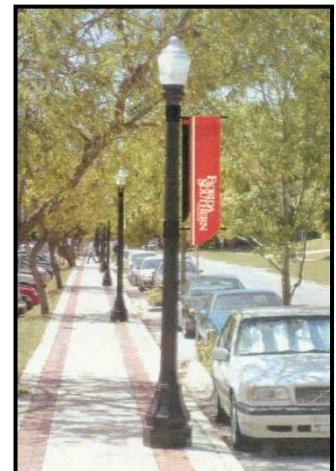
**Type C
Building
Identification**



**Type D
Street Sign**



**Type E
Light Pole Banner**



ATTACHMENT "D-3"

